

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1116/555-563 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

104/601-605 ST KILDA ROAD MELBOURNE VIC 3004	\$720,000	30-May-25
1616/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$710,000	06-Mar-25
9/1 GREVILLE STREET PRAHRAN VIC 3181	\$690,000	27-Jan-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 July 2025



**104/601-605 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price

\$720,000

Sold Date **30-May-25**

Distance

0.4km



**1616/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price

\$710,000

Sold Date **06-Mar-25**

Distance

0km



**9/1 GREVILLE STREET PRAHRAN
VIC 3181**

 2  1  -

Sold Price

\$690,000

Sold Date **27-Jan-25**

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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