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

1616/555 St Kilda Road, Melbourne Vic 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$730,000	&	\$775,000					
Median sale price								
Median price	\$557,400	Property Type L	Jnit	Suburb	Melbourne			
Period - From	31/01/2024	to 30/01/2025	Sourc	ce Property	/ Data			

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	7/21-25 Macquarie St PRAHRAN 3181	\$765,000	22/01/2025
2	4/110 Caroline St SOUTH YARRA 3141	\$757,000	25/10/2024
3	509/666 Chapel St SOUTH YARRA 3141	\$750,000	02/09/2024

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 six months.

This Statement of Information was prepared on:

31/01/2025 12:10



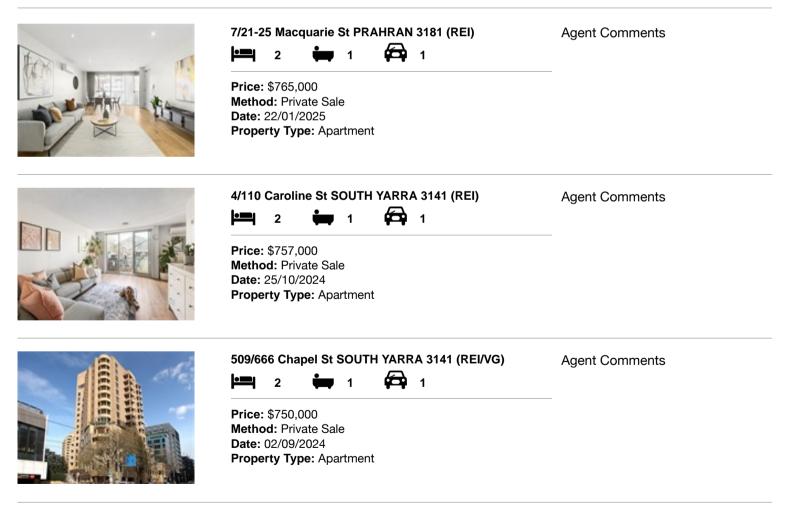






Property Type: Apartment Agent Comments Indicative Selling Price \$730,000 - \$775,000 Median Unit Price 31/01/2024 - 30/01/2025: \$557,400

Comparable Properties



Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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