

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 between \$730,000 & \$775,000

Median sale price

Median price \$557,400 Property Type Unit Suburb Melbourne

Period - From 31/01/2024 to 30/01/2025 Source 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.

	Address 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



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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



7/21-25 Macquarie St PRAHRAN 3181 (REI)

Agent Comments

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Price: \$765,000

Method: Private Sale

Date: 22/01/2025

Property Type: Apartment



4/110 Caroline St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$757,000

Method: Private Sale

Date: 25/10/2024

Property Type: Apartment



509/666 Chapel St SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$750,000

Method: Private Sale

Date: 02/09/2024

Property Type: Apartment

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



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