

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

1004/1 Roy Street, Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$478,000

Property Type

Unit

Suburb

Melbourne

Period - From

26/02/2026

to

25/08/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
402/188 Albert Rd, South Melbourne Vic	\$960,000	03/08/2026
1304/576 St Kilda Rd, Melbourne Vic	\$1,170,000	03/03/2026
1005/480 St Kilda Rd, Melbourne Vic	\$970,000	15/06/2026

This Statement of Information was prepared on:

26/08/2026