

# 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

1720/555-563 ST KILDA ROAD MELBOURNE VIC 3004

### Indicative selling price

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

Single Price

\$1,600,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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

|                                               |             |           |
|-----------------------------------------------|-------------|-----------|
| 1122/555-563 ST KILDA ROAD MELBOURNE VIC 3004 | \$1,400,000 | 28-Nov-25 |
| 423/555-563 ST KILDA ROAD MELBOURNE VIC 3004  | \$1,127,000 | 18-Nov-25 |
| 224/499 ST KILDA ROAD MELBOURNE VIC 3004      | \$1,425,000 | 09-Dec-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: 19 March 2026

Corene Chan  
P 03 93293266  
M 0499988271  
E corene@corerealty.com.au



1122/555-563 ST KILDA ROAD  
MELBOURNE VIC 3004

3 2 2

Sold Price **\$1,400,000** Sold Date **28-Nov-25**

Distance **0km**



423/555-563 ST KILDA ROAD  
MELBOURNE VIC 3004

3 2 2

Sold Price **\$1,127,000** Sold Date **18-Nov-25**

Distance **0km**



224/499 ST KILDA ROAD  
MELBOURNE VIC 3004

3 2 2

Sold Price **\$1,425,000** Sold Date **09-Dec-25**

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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