

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

1805/572 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2025

to

31 Aug 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

103/77 QUEENS ROAD MELBOURNE VIC 3004	\$620,000	24-Jun-26
3/555-559 PUNT ROAD SOUTH YARRA VIC 3141	\$665,000	10-Jun-26

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: 02 September 2026



**103/77 QUEENS ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price

\$620,000

Sold Date

24-Jun-26

Distance

0.57km



**3/555-559 PUNT ROAD SOUTH
YARRA VIC 3141**

 2  1  1

Sold Price

\$665,000

Sold Date

10-Jun-26

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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