

# 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

304/1 Roy Street, Melbourne VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$810,000

&

\$850,000

### Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Melbourne

Period - From

23/10/2024

to

22/04/2025

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
603/1 Roy St, Melbourne Vic	\$820,000	17/12/2024
906/163 Fitzroy St, St Kilda Vic	\$850,000	07/04/2025
1901/601 St Kilda Rd, Melbourne Vic	\$830,000	28/02/2025

This Statement of Information was prepared on:

23/04/2025