

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

508/555-563 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

\$370,000

&

\$397,000

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

702/603 ST KILDA ROAD MELBOURNE VIC 3004	\$430,000	13-Oct-25
111/9 COMMERCIAL ROAD MELBOURNE VIC 3004	\$465,000	18-Oct-25
511/601-605 ST KILDA ROAD MELBOURNE VIC 3004	\$478,888	27-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: 12 March 2026



**702/603 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 -

Sold Price **\$430,000** Sold Date **13-Oct-25**

Distance **0.4km**



**111/9 COMMERCIAL ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$465,000** Sold Date **18-Oct-25**

Distance **0.21km**



**511/601-605 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$478,888** Sold Date **27-Dec-25**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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