

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

703/555-563 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2025

to

31 May 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

520/55 QUEENS ROAD MELBOURNE VIC 3004	\$570,000	14-Apr-26
1214/610 ST KILDA ROAD MELBOURNE VIC 3004	\$545,000	23-Apr-26
214/47 PORTER STREET PRAHRAN VIC 3181	\$570,000	04-May-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: 05 June 2026

Amy Macdonald

P 0437810392

M 0437810392

E amy.macdonald@obrienrealestate.com.au



**520/55 QUEENS ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price

\$570,000

Sold Date

14-Apr-26

Distance

0.25km



**1214/610 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price

^{RS} **\$545,000**

Sold Date

23-Apr-26

Distance

0.53km



**214/47 PORTER STREET PRAHRAN
VIC 3181**

 2  1  1

Sold Price

\$570,000

Sold Date

04-May-26

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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