

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

1517/555-563 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

\$675,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2025

to

30 Jun 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

222/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$685,000	30-Oct-25
420/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$680,000	14-Apr-25
415/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$680,000	08-Oct-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: 31 July 2026



**222/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price

\$685,000

Sold Date **30-Oct-25**

Distance

0km



**420/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price

\$680,000

Sold Date **14-Apr-25**

Distance

0km



**415/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price

Sold Date **08-Oct-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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