

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

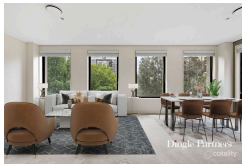
Date of sale

203/442 ST KILDA ROAD MELBOURNE VIC 3004	\$720,000	21-Jan-26
1005/74 QUEENS ROAD MELBOURNE VIC 3004	\$750,000	30-Oct-25
402/13-15 GRATTAN STREET PRAHRAN VIC 3181	\$725,000	25-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: 03 February 2026



**203/442 ST KILDA ROAD  
MELBOURNE VIC 3004**

 2  2  1

Sold Price

<sup>RS</sup>

**\$720,000**

Sold Date

**21-Jan-26**

Distance

**1.1km**



**1005/74 QUEENS ROAD  
MELBOURNE VIC 3004**

 2  2  1

Sold Price

**\$750,000**

Sold Date

**30-Oct-25**

Distance

**0.56km**



**402/13-15 GRATTAN STREET  
PRAHRAN VIC 3181**

 2  2  1

Sold Price

**\$725,000**

Sold Date

**25-Oct-25**

Distance

**0.91km**

RS = Recent sale

UN = Undisclosed Sale

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