

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

326/555-563 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Commercial

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

626/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$639,000	13-Mar-24
8/2-6 PASLEY STREET SOUTH YARRA VIC 3141	\$650,000	04-Feb-25
526/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$630,000	16-Jan-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: 04 April 2025



**626/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price **\$639,000** Sold Date **13-Mar-24**

Distance **0km**



**8/2-6 PASLEY STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$650,000** Sold Date **04-Feb-25**

Distance **0.47km**



**526/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

2 1 -

Sold Price **\$630,000** Sold Date **16-Jan-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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