

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

427/572 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

\$159,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2024

to

30 Nov 2025

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

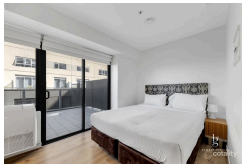
Date of sale

432/572 ST KILDA ROAD MELBOURNE VIC 3004	\$160,000	25-Aug-25
1033/572 ST KILDA ROAD MELBOURNE VIC 3004	\$185,000	25-Oct-25
1227/572 ST KILDA ROAD MELBOURNE VIC 3004	\$192,500	09-Jul-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: 16 December 2025



**432/572 ST KILDA ROAD
MELBOURNE VIC 3004**

 1
  1
  1

Sold Price **\$160,000** Sold Date **25-Aug-25**

Distance **0km**



**1033/572 ST KILDA ROAD
MELBOURNE VIC 3004**

 1
  1
  1

Sold Price **\$185,000** Sold Date **25-Oct-25**

Distance **0km**



**1227/572 ST KILDA ROAD
MELBOURNE VIC 3004**

 1
  1
  1

Sold Price **\$192,500** Sold Date **09-Jul-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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