

A bright yellow bicycle is parked on a paved surface against a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred street scene with trees and buildings.

RayWhite.

**Statement
of
information**

418/555 ST KILDA ROAD, MELBOURNE, VIC 3004
PREPARED BY MATTHEW SCHROEDER, RAY WHITE BRUNSWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



418/555 ST KILDA ROAD, MELBOURNE,

2 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$520,000 to \$540,000

Provided by: Matthew Schroeder, Ray White Brunswick

MEDIAN SALE PRICE

MELBOURNE, VIC, 3004

Suburb Median Sale Price (Unit)

\$556,200

01 April 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



504/59 PORTER ST, PRAHRAN, VIC 3181

2 1 1

Sale Price

\$520,000

Sale Date: 24/04/2024

Distance from Property: 880m



303/57 TOORAK RD, SOUTH YARRA, VIC 3141

2 1 1

Sale Price

***\$555,000**

Sale Date: 24/05/2024

Distance from Property: 1.2km



1203/55 QUEENS RD, MELBOURNE, VIC 3004

2 1 1

Sale Price

***\$540,000**

Sale Date: 16/05/2024

Distance from Property: 252m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode


418/555 ST KILDA ROAD, MELBOURNE, VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$520,000 to \$540,000

Median sale price

Median price: \$556,200
Property type: Unit
Suburb: MELBOURNE
Period: 01 April 2023 to 31 March 2024
Source: 

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

Address of comparable property	Price	Date of sale
504/59 PORTER ST, PRAHRAN, VIC 3181	\$520,000	24/04/2024
303/57 TOORAK RD, SOUTH YARRA, VIC 3141	*\$555,000	24/05/2024
1203/55 QUEENS RD, MELBOURNE, VIC 3004	*\$540,000	16/05/2024

This Statement of Information was prepared on: 28/06/2024