

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

712/582 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

\$545,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 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

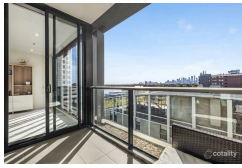
Date of sale

712/70 QUEENS ROAD MELBOURNE VIC 3004	\$510,000	06-May-25
GD/635-643 ST KILDA ROAD MELBOURNE VIC 3004	\$565,000	23-Apr-25
2/54-55 QUEENS ROAD MELBOURNE VIC 3004	\$555,000	25-Mar-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: 12 September 2025



**712/70 QUEENS ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$510,000** Sold Date **06-May-25**

Distance **0.21km**

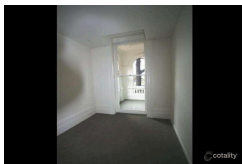


**GD/635-643 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$565,000** Sold Date **23-Apr-25**

Distance **0.62km**



**2/54-55 QUEENS ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$555,000** Sold Date **25-Mar-25**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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