

# 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

801/1 Roy Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&

\$1,375,000

### Median sale price

Median price \$520,000

Property Type Unit

Suburb Melbourne

Period - From 30/07/2024

to

29/07/2025

Source

Property Data

### 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 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
1	17/73 Queens Rd MELBOURNE 3004	\$1,325,000	01/06/2025
2	810/499 St Kilda Rd MELBOURNE 3004	\$1,345,000	21/02/2025
3	1503/6 St Kilda Rd ST KILDA 3182	\$1,300,000	11/02/2025

**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 six months.~~

This Statement of Information was prepared on:

30/07/2025 12:11



3 2 2

**Property Type:** Apartment  
**Land Size:** N/A sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,375,000  
**Median Unit Price**  
30/07/2024 - 29/07/2025: \$520,000

## Comparable Properties



**17/73 Queens Rd MELBOURNE 3004 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,325,000  
**Method:** Sold After Auction  
**Date:** 01/06/2025  
**Property Type:** Apartment



**810/499 St Kilda Rd MELBOURNE 3004 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,345,000  
**Method:** Private Sale  
**Date:** 21/02/2025  
**Property Type:** Apartment



**1503/6 St Kilda Rd ST KILDA 3182 (VG)**

**Agent Comments**

3 - -

**Price:** \$1,300,000  
**Method:** Sale  
**Date:** 11/02/2025  
**Property Type:** Subdivided Flat - Single OYO Flat

**Account - Marshall White | P: 03 9822 9999**



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