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	301/1 Roy Street, Melbourne Vic 3000

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $500,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	423/555 St Kilda Rd MELBOURNE 3004	$1,127,000	18/11/2025
2	401/1 Roy St MELBOURNE 3004	$1,090,000	23/10/2025
3	801/1 Roy St MELBOURNE 3004	$1,215,000	12/09/2025

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: 26/02/2026 13:12

301/1 Roy Street, Melbourne Vic 3000

JellisCraig



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
December quarter 2025: $500,000

Comparable Properties



423/555 St Kilda Rd MELBOURNE 3004 (REI/VG)

3 2 2

Price: $1,127,000
Method: Private Sale
Date: 18/11/2025
Property Type: Apartment

Agent Comments



401/1 Roy St MELBOURNE 3004 (REI/VG)

3 2 2

Price: $1,090,000
Method: Private Sale
Date: 23/10/2025
Property Type: Apartment

Agent Comments



801/1 Roy St MELBOURNE 3004 (REI/VG)

3 2 2

Price: $1,215,000
Method: Private Sale
Date: 12/09/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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