

# 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

724/539 St Kilda Road, Melbourne Vic 3004

### Indicative selling price

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

Range between

\$975,000

&

\$1,050,000

### Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2026

to

30/06/2026

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 | 1/73 Queens Rd MELBOURNE 3004  | \$932,000 | 27/06/2026   |
| 2 |                                |           |              |
| 3 |                                |           |              |

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:

15/09/2026 16:36



3 2 2

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$975,000 - \$1,050,000  
Median Unit Price  
June quarter 2026: \$470,000

## Comparable Properties



1/73 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

3 2 1

Price: \$932,000  
Method: Auction Sale  
Date: 27/06/2026  
Property Type: Apartment

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.