

# 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

637/539 St Kilda Road, Melbourne Vic 3004
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### Indicative selling price

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

Range between 

\$625,000
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 & 

\$685,000
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### Median sale price

Median price 

\$557,600
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 Property Type 

Unit
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 Suburb 

Melbourne
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Period - From 

16/10/2023
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 to 

15/10/2024
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 Source 

REIV
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### 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	629/539 St Kilda Rd MELBOURNE 3004	\$660,000	01/10/2024
2	129/539 St Kilda Rd MELBOURNE 3004	\$640,000	09/07/2024
3	410/539 St Kilda Rd MELBOURNE 3004	\$645,000	03/06/2024

**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: 

16/10/2024 13:11
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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$625,000 - \$685,000

**Median Unit Price**

16/10/2023 - 15/10/2024: \$557,600

## Comparable Properties



629/539 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

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**Price:** \$660,000

**Method:** Private Sale

**Date:** 01/10/2024

**Property Type:** Apartment



129/539 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

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**Price:** \$640,000

**Method:** Private Sale

**Date:** 09/07/2024

**Property Type:** Apartment



410/539 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

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**Price:** \$645,000

**Method:** Private Sale

**Date:** 03/06/2024

**Property Type:** Apartment

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