

# 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

### Indicative selling price

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

Range between \$675,000 & \$735,000

### Median sale price

Median price \$560,000 Property Type Unit Suburb Melbourne

Period - From 17/08/2023 to 16/08/2024 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	27/485-489 St Kilda Rd MELBOURNE 3004	\$735,000	11/07/2024
2	823/555 St Kilda Rd MELBOURNE 3004	\$700,000	31/05/2024
3	609/555 St Kilda Rd MELBOURNE 3004	\$725,000	19/04/2024

**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: 17/08/2024 15:00



🛏️ 2 🚿 2 🚗 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$675,000 - \$735,000

**Median Unit Price**

17/08/2023 - 16/08/2024: \$560,000

## Comparable Properties



**27/485-489 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments

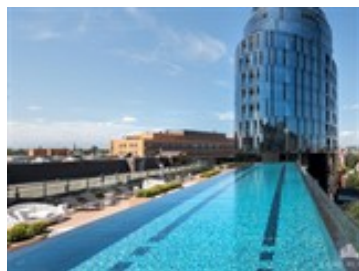
🛏️ 2 🚿 1 🚗 1

**Price:** \$735,000

**Method:** Private Sale

**Date:** 11/07/2024

**Property Type:** Apartment



**823/555 St Kilda Rd MELBOURNE 3004 (REI/VG)**

Agent Comments

🛏️ 2 🚿 2 🚗 1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 31/05/2024

**Property Type:** Apartment

**609/555 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments

🛏️ 2 🚿 2 🚗 1

**Price:** \$725,000

**Method:** Private Sale

**Date:** 19/04/2024

**Property Type:** Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951