

# 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

502/539 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

\$645,000

&

\$675,000

### Median sale price

Median price

\$533,000

Property Type

Unit

Suburb

Melbourne

Period - From

05/06/2024

to

04/06/2025

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	313/539 St Kilda Rd MELBOURNE 3004	\$658,000	03/04/2025
2	621/555 St Kilda Rd MELBOURNE 3004	\$675,888	17/03/2025
3	609/480 St Kilda Rd MELBOURNE 3004	\$630,000	10/02/2025

**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:

05/06/2025 10:01



2 2 1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$645,000 - \$675,000  
Median Unit Price  
05/06/2024 - 04/06/2025: \$533,000

Comparable Properties



313/539 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 1

Price: \$658,000  
Method: Private Sale  
Date: 03/04/2025  
Property Type: Unit



621/555 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 1

Price: \$675,888  
Method: Private Sale  
Date: 17/03/2025  
Property Type: Apartment



609/480 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 1

Price: \$630,000  
Method: Private Sale  
Date: 10/02/2025  
Property Type: Apartment

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



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