

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

Range between \$625,000 & \$675,000

Median sale price

Median price \$525,000 Property Type Unit Suburb Melbourne

Period - From 02/07/2024 to 01/07/2025 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	1108/480 St Kilda Rd MELBOURNE 3004	\$630,000	07/06/2025
2	313/539 St Kilda Rd MELBOURNE 3004	\$658,000	03/04/2025
3	621/555 St Kilda Rd MELBOURNE 3004	\$675,888	17/03/2025

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:

02/07/2025 09:04



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$625,000 - \$675,000
Median Unit Price
02/07/2024 - 01/07/2025: \$525,000

Comparable Properties



1108/480 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 1

Price: \$630,000
Method: Private Sale
Date: 07/06/2025
Property Type: Unit



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/VG)

Agent Comments

2 2 1

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

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



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