

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

728/539 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,050,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

203/42 RALSTON STREET SOUTH YARRA VIC 3141	\$1,065,000	02-Feb-24
8/15 CROMWELL ROAD SOUTH YARRA VIC 3141	\$1,050,000	03-Jun-23
7/358 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$1,150,000	26-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 05 September 2024



**203/42 RALSTON STREET SOUTH
YARRA VIC 3141**

2 2 1

Sold Price **\$1,065,000** Sold Date **02-Feb-24**

Distance **1.01km**



**8/15 CROMWELL ROAD SOUTH
YARRA VIC 3141**

2 2 1

Sold Price **\$1,050,000** Sold Date **03-Jun-23**

Distance **1.73km**



**7/358 BEACONSFIELD PARADE ST
KILDA WEST VIC 3182**

2 2 1

Sold Price ^{RS} **\$1,150,000** Sold Date **26-Jun-24**

Distance **1.77km**

RS = Recent sale UN = Undisclosed Sale

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