

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 131/539 St Kilda Road, Melbourne, VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$395,000

Median sale price

Median price \$650,782 Property Type Unit Suburb Melbourne (3004)

Period - From 01/03/2023 to 29/02/2024 Source Core Logic

Comparable property sales

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
301/594 ST KILDA ROAD, MELBOURNE VIC 3004	\$360,000	24/12/2023
1108/568 ST KILDA ROAD, MELBOURNE VIC 3004	\$350,500	28/03/2024
411/594 ST KILDA ROAD, MELBOURNE VIC 3004	\$350,000	02/02/2024

This Statement of Information was prepared on: 26/04/2024