

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

709/539 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

\$1,495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

6/47-49 CAROLINE STREET SOUTH YARRA VIC 3141	\$1,500,000	16-Aug-24
95/1-29 ALBERT ROAD MELBOURNE VIC 3004	\$1,450,000	26-Jul-24
303/88 BEACONSFIELD PARADE ALBERT PARK VIC 3206	\$1,500,000	05-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: 31 October 2024



**6/47-49 CAROLINE STREET
SOUTH YARRA VIC 3141**

2 2 2

Sold Price **\$1,500,000** Sold Date **16-Aug-24**

Distance **1.14km**



**95/1-29 ALBERT ROAD
MELBOURNE VIC 3004**

2 2 2

Sold Price **\$1,450,000** Sold Date **26-Jul-24**

Distance **1.42km**



**303/88 BEACONSFIELD PARADE
ALBERT PARK VIC 3206**

2 2 2

Sold Price **\$1,500,000** Sold Date **05-Jun-24**

Distance **2.78km**

RS = Recent sale UN = Undisclosed Sale

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