

## 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

603/539 ST KILDA ROAD MELBOURNE VIC 3004

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$775,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 1319/555-563 ST KILDA ROAD MELBOURNE VIC 3004 | \$754,700 | 25-Jun-22 |
| 510/87 HIGH STREET PRAHRAN VIC 3181           | \$800,000 | 11-Apr-22 |
| 201/16 PORTER STREET PRAHRAN VIC 3181         | \$750,000 | 10-Nov-22 |

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: 25 August 2023



**1319/555-563 ST KILDA ROAD  
MELBOURNE VIC 3004**

2 2 1

Sold Price

**\$754,700**

Sold Date

**25-Jun-22**

Distance

**0.23km**



**510/87 HIGH STREET PRAHRAN  
VIC 3181**

2 2 1

Sold Price

**\$800,000**

Sold Date

**11-Apr-22**

Distance

**1.01km**



**201/16 PORTER STREET PRAHRAN  
VIC 3181**

2 2 1

Sold Price

**\$750,000**

Sold Date

**10-Nov-22**

Distance

**1.09km**

RS = Recent sale

UN = Undisclosed Sale

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