

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 631/539 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$345,000

Median sale price

Median price \$509,000

Property Type Unit

Suburb Melbourne

Period - From 01/07/2024

to 30/09/2024

Source REIV

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	501/499 St Kilda Rd MELBOURNE 3004	\$385,000	25/11/2024
2	1010/594 St Kilda Rd MELBOURNE 3004	\$380,000	04/11/2024
3	1609/594 St Kilda Rd MELBOURNE 3004	\$385,000	17/10/2024

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:

23/12/2024 10:43



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$345,000

Median Unit Price

September quarter 2024: \$509,000

Comparable Properties



501/499 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 -

Price: \$385,000

Method: Private Sale

Date: 25/11/2024

Property Type: Apartment



1010/594 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

1 1 1

Price: \$380,000

Method: Private Sale

Date: 04/11/2024

Property Type: Apartment



1609/594 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

1 1 1

Price: \$385,000

Method: Private Sale

Date: 17/10/2024

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525