

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17/539 ST KILDA ROAD, MELBOURNE, VIC 3004

Indicative selling price

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

Single price

or range between

\$485,000

&

\$495,000

Median sale price

Median price

\$572,800

Property Type

Unit

Suburb

MELBOURNE

Period - From

January 2024

to

December 2024

Source

CoreLogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
115/9 COMMERCIAL ROAD MELBOURNE VIC 3004	\$550,000	29/10/2024
301/9 COMMERCIAL ROAD MELBOURNE VIC 3004	\$500,000	11/05/2024
23/539 ST KILDA ROAD MELBOURNE VIC 3004	\$495,000	01/03/2024

This Statement of Information was prepared on:

16/01/2025