

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 637/539 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$558,800 Property Type Unit Suburb Melbourne

Period - From 15/01/2024 to 14/01/2025 Source Property Data

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	512/555 St Kilda Rd MELBOURNE 3004	\$685,000	04/10/2024
2	629/539 St Kilda Rd MELBOURNE 3004	\$660,000	25/09/2024
3	1215/568 St Kilda Rd MELBOURNE 3004	\$625,000	06/09/2024

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: 15/01/2025 14:33



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

15/01/2024 - 14/01/2025: \$558,800

Comparable Properties



512/555 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$685,000

Method: Private Sale

Date: 04/10/2024

Property Type: Apartment



629/539 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 2
  2
  2

Price: \$660,000

Method: Private Sale

Date: 25/09/2024

Property Type: Unit



1215/568 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$625,000

Method: Private Sale

Date: 06/09/2024

Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951