

## 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

615/539 ST KILDA ROAD MELBOURNE VIC 3004

### Indicative selling price

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

Single Price

or range  
between

\$1,050,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

1423/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$1,100,000	07-Mar-24
109/499 ST KILDA ROAD MELBOURNE VIC 3004	\$1,130,000	19-Jan-23
91/418 ST KILDA ROAD MELBOURNE VIC 3004	\$1,025,000	04-Nov-23

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: 29 April 2024



**1423/555-563 ST KILDA ROAD  
MELBOURNE VIC 3004**

3 2 2

Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **07-Mar-24**

Distance **0.23km**

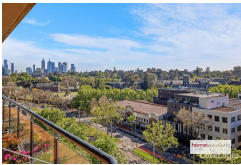


**109/499 ST KILDA ROAD  
MELBOURNE VIC 3004**

3 2 2

Sold Price **\$1,130,000** Sold Date **19-Jan-23**

Distance **0.25km**



**91/418 ST KILDA ROAD  
MELBOURNE VIC 3004**

3 2 2

Sold Price **\$1,025,000** Sold Date **04-Nov-23**

Distance **1.16km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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