

## 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

613/478A 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

\$385,000

&

\$405,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 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

131/539 ST KILDA ROAD MELBOURNE VIC 3004	\$395,000	17-Jun-24
1001/594 ST KILDA ROAD MELBOURNE VIC 3004	\$400,000	10-Sep-24
1609/594 ST KILDA ROAD MELBOURNE VIC 3004	\$385,000	17-Oct-24

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: 08 November 2024



**131/539 ST KILDA ROAD  
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$395,000** Sold Date **17-Jun-24**

Distance **0.41km**



**1001/594 ST KILDA ROAD  
MELBOURNE VIC 3004**

1 1 1

Sold Price <sup>RS</sup> **\$400,000** Sold Date **10-Sep-24**

Distance **0.83km**



**1609/594 ST KILDA ROAD  
MELBOURNE VIC 3004**

1 1 1

Sold Price <sup>RS</sup> **\$385,000** Sold Date **17-Oct-24**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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