

## 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

709/539 ST KILDA ROAD MELBOURNE VIC 3004

### Indicative selling price

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

Single Price

or range  
between

\$1,500,000

&

\$1,550,000

### 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

1405/582 ST KILDA ROAD MELBOURNE VIC 3004	\$1,500,000	06-Jun-23
10A/29 QUEENS ROAD MELBOURNE VIC 3004	\$1,600,000	20-Oct-23
836/539 ST KILDA ROAD MELBOURNE VIC 3004	\$1,450,000	25-May-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: 30 April 2024



## 1405/582 ST KILDA ROAD MELBOURNE VIC 3004

3 2 2

Sold Price **\$1,500,000** Sold Date **06-Jun-23**

Distance **0.42km**



## 10A/29 QUEENS ROAD MELBOURNE VIC 3004

3 2 2

Sold Price **\$1,600,000** Sold Date **20-Oct-23**

Distance **0.48km**



## 836/539 ST KILDA ROAD MELBOURNE VIC 3004

3 2 2

Sold Price **\$1,450,000** Sold Date **25-May-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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