

## 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

405/539 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

\$525,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 2025

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

305/539 ST KILDA ROAD MELBOURNE VIC 3004	\$550,000	11-Mar-25
607/539 ST KILDA ROAD MELBOURNE VIC 3004	\$545,000	10-Jun-25

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 June 2025

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305/539 ST KILDA ROAD  
MELBOURNE VIC 3004

2 2 1

Sold Price \$550,000 Sold Date 11-Mar-25

Distance 0km



607/539 ST KILDA ROAD  
MELBOURNE VIC 3004

2 2 1

Sold Price <sup>RS</sup>\$545,000 <sup>UN</sup> Sold Date 10-Jun-25

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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