

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

715/539 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

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

Single Price

or range
between

\$975,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

1006/55 QUEENS ROAD MELBOURNE VIC 3004	\$1,100,000	30-Jul-25
801/1 ROY STREET MELBOURNE VIC 3004	\$1,215,000	12-Sep-25
610/499 ST KILDA ROAD MELBOURNE VIC 3004	\$1,240,000	07-Dec-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: 18 October 2025



1006/55 QUEENS ROAD MELBOURNE VIC 3004

3 2 2

Sold Price ^{RS} **\$1,100,000** Sold Date **30-Jul-25**

Distance **0.3km**



801/1 ROY STREET MELBOURNE VIC 3004

3 2 2

Sold Price ^{RS} **\$1,215,000** ^{UN} Sold Date **12-Sep-25**

Distance **0.23km**



610/499 ST KILDA ROAD MELBOURNE VIC 3004

3 2 2

Sold Price **\$1,240,000** Sold Date **07-Dec-24**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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