

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

G20/539 St Kilda Road, Melbourne Vic 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$485,000

Median sale price

Median price \$488,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2025 to 30/06/2025 Source REIV

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 six 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
1	19/274 Domain Rd SOUTH YARRA 3141	\$451,000	30/08/2025
2	4/44 Fitzroy St ST KILDA 3182	\$485,000	16/08/2025
3	10/14 Deakin St ST KILDA WEST 3182	\$460,000	09/08/2025

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 six months.~~

This Statement of Information was prepared on:

18/09/2025 13:26



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Rooms: 3
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$450,000 - \$485,000
Median Unit Price
 June quarter 2025: \$488,000

Comparable Properties



19/274 Domain Rd SOUTH YARRA 3141 (REI)

Agent Comments

 1
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Price: \$451,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Apartment



4/44 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

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Price: \$485,000
Method: Private Sale
Date: 16/08/2025
Property Type: Apartment
Land Size: 57 sqm approx



10/14 Deakin St ST KILDA WEST 3182 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$460,000
Method: Auction Sale
Date: 09/08/2025
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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