

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

219/539 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$495,000

Median sale price

Median price

\$526,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2023

to

31/12/2023

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	73/431 St Kilda Rd MELBOURNE 3004	\$520,000	19/10/2023
2	533/539 St Kilda Rd MELBOURNE 3004	\$482,000	14/10/2023
3	235/416a St Kilda Rd MELBOURNE 3004	\$480,000	01/11/2023

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:

05/03/2024 17:59



🛏 1 🚿 1 🚗 1

Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$495,000

Median Unit Price

December quarter 2023: \$526,000

Comparable Properties



73/431 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

🛏 1 🚿 - 🚗 -

Price: \$520,000

Method: Sale

Date: 19/10/2023

Property Type: Strata Unit/Flat



533/539 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

🛏 1 🚿 1 🚗 1

Price: \$482,000

Method: Expression of Interest

Date: 14/10/2023

Property Type: Apartment



235/416a St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

🛏 1 🚿 1 🚗 1

Price: \$480,000

Method: Private Sale

Date: 01/11/2023

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951