

## 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

2509/3-5 ST KILDA ROAD ST KILDA VIC 3182

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

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

1/43-44 MARINE PARADE ST KILDA VIC 3182	\$678,000	02-Dec-23
9/539 ST KILDA ROAD MELBOURNE VIC 3004	\$720,000	10-Nov-23
62/598 ST KILDA ROAD MELBOURNE VIC 3004	\$700,000	19-Oct-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: 14 April 2024

**1/43-44 MARINE PARADE ST  
KILDA VIC 3182**

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Sold Price **\$678,000** Sold Date **02-Dec-23**Distance **1.78km****9/539 ST KILDA ROAD  
MELBOURNE VIC 3004**

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Sold Price **\$720,000** Sold Date **10-Nov-23**Distance **1.51km****62/598 ST KILDA ROAD  
MELBOURNE VIC 3004**

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Sold Price **\$700,000** Sold Date **19-Oct-23**Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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