

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

615/539 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

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

423/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$1,160,000	13-Mar-24
1423/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$1,100,000	07-Mar-24
109/499 ST KILDA ROAD MELBOURNE VIC 3004	\$1,130,000	19-Jan-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: 18 April 2024



**423/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

3 2 2

Sold Price ^{RS} **\$1,160,000** ^{UN} Sold Date **13-Mar-24**

Distance **0.23km**



**1423/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

3 2 2

Sold Price ^{RS} **\$1,100,000** Sold Date **07-Mar-24**

Distance **0.23km**



**109/499 ST KILDA ROAD
MELBOURNE VIC 3004**

3 2 2

Sold Price **\$1,130,000** Sold Date **19-Jan-23**

Distance **0.25km**

RS = Recent sale **UN** = Undisclosed Sale

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