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	201/539 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	$380,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$595,000	Property type	Unit	Suburb	Melbourne
Period-from	01 May 2024	to	30 Apr 2025	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
404/480 ST KILDA ROAD MELBOURNE VIC 3004	$395,000	22-Apr-25
1306/568 ST KILDA ROAD MELBOURNE VIC 3004	$392,000	10-Feb-25
205/83 QUEENS ROAD MELBOURNE VIC 3004	$400,000	08-Mar-25

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: 26 May 2025

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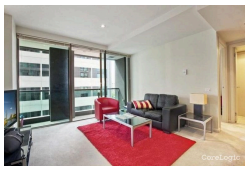

404/480 ST KILDA ROAD MELBOURNE VIC 3004

1 1 1

Sold Price RS **$395,000** Sold Date **22-Apr-25**

Distance **0.39km**



1306/568 ST KILDA ROAD MELBOURNE VIC 3004

1 1 1

Sold Price **$392,000** Sold Date **10-Feb-25**

Distance **0.2km**



205/83 QUEENS ROAD MELBOURNE VIC 3004

1 1 1

Sold Price **$400,000** Sold Date **08-Mar-25**

Distance **0.98km**

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

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