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	307/539 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price	$575,000

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	706/15 Queens Rd MELBOURNE 3004	$552,500	03/09/2025
2	405/539 St Kilda Rd MELBOURNE 3004	$507,500	26/08/2025
3	401/35 Simmons St SOUTH YARRA 3141	$570,000	11/08/2025

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: 10/09/2025 13:13

Dingle Partners



2 2 1

Rooms: 6
Property Type: Apartment

Agent Comments

Indicative Selling Price
$575,000
Median Unit Price
June quarter 2025: $488,000

Comparable Properties



706/15 Queens Rd MELBOURNE 3004 (REI)

2 2 1

Price: $552,500
Method: Private Sale
Date: 03/09/2025
Property Type: Apartment

Agent Comments



405/539 St Kilda Rd MELBOURNE 3004 (REI)

2 2 1

Price: $507,500
Method: Private Sale
Date: 26/08/2025
Property Type: Apartment

Agent Comments



401/35 Simmons St SOUTH YARRA 3141 (REI)

2 2 1

Price: $570,000
Method: Sold Before Auction
Date: 11/08/2025
Property Type: Apartment

Agent Comments

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

REIV THE DIFFERENCE

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