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	629/539 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	$720,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$612,500	Property type	Unit	Suburb	Melbourne
Period-from	01 Sep 2023	to	31 Aug 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
9/539 ST KILDA ROAD MELBOURNE VIC 3004	$720,000	10-Nov-23
603/539 ST KILDA ROAD MELBOURNE VIC 3004	$750,000	14-Sep-23
19/20 COMMERCIAL ROAD MELBOURNE VIC 3004	$719,000	25-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: 04 September 2024

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9/539 ST KILDA ROAD MELBOURNE VIC 3004

2 2 1

Sold Price **$720,000** Sold Date **10-Nov-23**

Distance **0.03km**

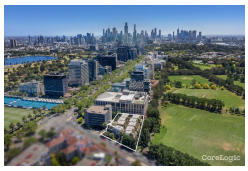


603/539 ST KILDA ROAD MELBOURNE VIC 3004

2 2 1

Sold Price **$750,000** Sold Date **14-Sep-23**

Distance **0km**



19/20 COMMERCIAL ROAD MELBOURNE VIC 3004

2 2 2

Sold Price **$719,000** Sold Date **25-Oct-23**

Distance **0.08km**

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

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