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	811/610 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between $495,000 & $540,000

Median sale price

Median price $495,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2022 to 31/03/2023 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	206/539 St Kilda Rd MELBOURNE 3004	$565,000	05/04/2023
2	1605/478a St Kilda Rd MELBOURNE 3004	$550,000	30/12/2022
3	209/539 St Kilda Rd MELBOURNE 3004	$525,000	03/02/2023

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: 02/06/2023 12:54

811/610 St Kilda Road, Melbourne Vic 3004

James Burne
9520 9020
0434 288 066
jburne@bigginscott.com.au



2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$495,000 - $540,000
Median Unit Price
Year ending March 2023: $495,000

Comparable Properties



206/539 St Kilda Rd MELBOURNE 3004 (REI/VG)

2 2 2

Price: $565,000
Method: Private Sale
Date: 05/04/2023
Property Type: Unit

Agent Comments



1605/478a St Kilda Rd MELBOURNE 3004 (REI/VG)

2 1 1

Price: $550,000
Method: Private Sale
Date: 30/12/2022
Property Type: Apartment

Agent Comments



209/539 St Kilda Rd MELBOURNE 3004 (VG)

2 - -

Price: $525,000
Method: Sale
Date: 03/02/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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