

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 132/539 St Kilda Road, Melbourne, 3004

Indicative selling price

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

Single price or range between \$489,000.00 & \$519,000.00

Median sale price

Median price \$595,000.00 Property type Unit/Apartment Suburb MELBOURNE
 Period - From Feb 2025 to Jan 2026 Source Cotality

Comparable property sales

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
1212/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$500,000.00	16/01/2026
16/174 PEEL STREET WINDSOR VIC 3181	\$515,000.00	23/12/2025
1003/39 COVENTRY STREET SOUTHBANK VIC 3006	\$515,000.00	11/11/2025

This Statement of Information was prepared on: Monday 02nd March 2026