

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 5/1-3 Graylings Avenue St Kilda East 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$549,000

Median sale price

Median price \$610,000 Property type Apartment Suburb St Kilda East

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales

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
6/130 Hotham Street St Kilda East 3183	\$599,000	06/12/2023
15/310 Inkerman Street St Kilda East 3183	\$575,000	16/11/2023
8/30 Blenheim Street Balaclava 3183	\$565,000	12/12/2023

This Statement of Information was prepared on: 06/03/2024