

# 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

7/11 Park Street, St Kilda West Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$420,000 & \$460,000

### Median sale price

Median price \$502,500 Property Type Unit Suburb St Kilda West

Period - From 01/01/2023 to 31/12/2023 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	2/5 Mary St ST KILDA WEST 3182	\$450,000	07/02/2024
2	13/102 Park St ST KILDA WEST 3182	\$440,000	16/12/2023
3	12/31 Eildon Rd ST KILDA 3182	\$440,000	25/11/2023

**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:

12/02/2024 14:04



1   
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**Rooms:** 4

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$420,000 - \$460,000

**Median Unit Price**

Year ending December 2023: \$502,500

## Comparable Properties



**2/5 Mary St ST KILDA WEST 3182 (REI)**

**Agent Comments**

1   
 1   
 1

**Price:** \$450,000

**Method:** Sold Before Auction

**Date:** 07/02/2024

**Property Type:** Apartment



**13/102 Park St ST KILDA WEST 3182 (REI/VG)**

**Agent Comments**

1   
 1   
 1

**Price:** \$440,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** Apartment



**12/31 Eildon Rd ST KILDA 3182 (REI)**

**Agent Comments**

1   
 1   
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**Price:** \$440,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** Apartment

**Account** - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336