

## 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

17/23 MITFORD STREET ST KILDA VIC 3182

### Indicative selling price

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

Single Price

\$365,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2023

to

31 Jan 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

19/23 MITFORD STREET ST KILDA VIC 3182	\$375,000	23-Jan-24
109B/21 INKERMAN STREET ST KILDA VIC 3182	\$350,000	21-Sep-23
40-44 PAKINGTON STREET ST KILDA VIC 3182	\$355,000	14-Dec-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: 07 February 2024



**19/23 MITFORD STREET ST KILDA  
VIC 3182**

Sold Price

<sup>RS</sup>

**\$375,000**

Sold Date

**23-Jan-24**



1



1



-

Distance

**0km**



**109B/21 INKERMANN STREET ST  
KILDA VIC 3182**

Sold Price

**\$350,000**

Sold Date

**21-Sep-23**



1



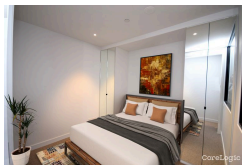
1



1

Distance

**0.87km**



**40-44 PAKINGTON STREET ST  
KILDA VIC 3182**

Sold Price

<sup>RS</sup>

**\$355,000**

Sold Date

**14-Dec-23**



1



1



1

Distance

**0.92km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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