Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	12/23 Park Street, St Kilda West Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$595,000	Pro	perty Type U	nit		Suburb	St Kilda West
Period - From	01/01/2024	to	31/12/2024	So	urce	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

Add	lress of comparable property	Price	Date of sale
1	17/19 Redan St ST KILDA 3182	\$575,250	20/12/2024
2	22/41-43 Alma Rd ST KILDA 3182	\$566,000	30/11/2024
3	6/29 Alma Gr ST KILDA 3182	\$555,000	21/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/01/2025 13:59









Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$540,000 - \$570,000 **Median Unit Price** Year ending December 2024: \$595,000

Comparable Properties



17/19 Redan St ST KILDA 3182 (REI)

Agent Comments

Price: \$575,250 Method: Private Sale Date: 20/12/2024

Property Type: Apartment



22/41-43 Alma Rd ST KILDA 3182 (REI)

2





Agent Comments

Price: \$566,000 Method: Auction Sale Date: 30/11/2024

Property Type: Apartment



6/29 Alma Gr ST KILDA 3182 (REI/VG)



Agent Comments

Price: \$555,000 Method: Private Sale Date: 21/08/2024

Property Type: Apartment

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





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