

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 8/27 Mitford Street St Kilda, VICTORIA 3182

Indicative selling price

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

Single price \$ or range between \$470,000 & \$500,000

Median sale price

Median price \$523,000 Property type Apartment Suburb St Kilda

Period - From 1st October 2024 to 31st December 2024 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. 10/53 Chapel Street, St Kilda, VICTORIA 3182	\$470,000	30.11.2024
2. 3/27 Moore Street, Elwood, VICTORIA 3184	\$470,000	21.01.2025
3. 503/109 Inkerman Street, St Kilda, VICTORIA 3182	\$485,000	15.02.2025

This Statement of Information was prepared on: 17 February 2025