

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

4/26 WELLINGTON STREET ST KILDA VIC 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

\$555,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2023

to

29 Feb 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

36/1A ST KILDA ROAD ST KILDA VIC 3182	\$548,888	06-Feb-24
105/1A PEEL STREET WINDSOR VIC 3181	\$567,500	19-Feb-24
210/13 WELLINGTON STREET ST KILDA VIC 3182	\$575,000	15-Nov-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: 18 March 2024

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**36/1A ST KILDA ROAD ST KILDA
 VIC 3182**

2 1 1

Sold Price ^{RS} **\$548,888** ^{UN} Sold Date **06-Feb-24**

Distance **0.19km**



**105/1A PEEL STREET WINDSOR
 VIC 3181**

2 1 2

Sold Price ^{RS} **\$567,500** ^{UN} Sold Date **19-Feb-24**

Distance **0.27km**



**210/13 WELLINGTON STREET ST
 KILDA VIC 3182**

2 2 1

Sold Price ^{RS} **\$575,000** ^{UN} Sold Date **15-Nov-23**

Distance **0.09km**

RS = Recent sale **UN** = Undisclosed Sale

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