

## 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

1004/3-5 ST KILDA ROAD ST KILDA VIC 3182

### Indicative selling price

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

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2023

to

30 Apr 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

|  |           |           |
|--|-----------|-----------|
| 2503/3-5 ST KILDA ROAD ST KILDA VIC 3182 | \$410,000 | 13-May-24 |
| 804/101 ST KILDA ROAD ST KILDA VIC 3182  | \$420,000 | 25-Jan-24 |
| 122/3-5 ST KILDA ROAD ST KILDA VIC 3182  | \$400,000 | 24-Apr-24 |

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: 30 May 2024

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**2503/3-5 ST KILDA ROAD ST KILDA VIC 3182**

Sold Price <sup>RS</sup> **\$410,000** <sup>UN</sup> Sold Date **13-May-24**

1 1 -

Distance **0km**



**804/101 ST KILDA ROAD ST KILDA VIC 3182**

Sold Price **\$420,000** Sold Date **25-Jan-24**

1 1 1

Distance **0.11km**



**122/3-5 ST KILDA ROAD ST KILDA VIC 3182**

Sold Price <sup>RS</sup> **\$400,000** Sold Date **24-Apr-24**

1 1 -

Distance **0km**

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

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