

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

208/60 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

or range
between

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,270,000

Property type

House

Suburb

St Kilda

Period-from

01 Apr 2024

to

31 Mar 2025

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

603/181-185 ST KILDA ROAD ST KILDA VIC 3182

\$340,000

22-Oct-24

11/7 ELLESMERE ROAD WINDSOR VIC 3181

\$370,000

25-Oct-24

8/513-517 PUNT ROAD SOUTH YARRA VIC 3141

\$355,000

05-Oct-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: 01 April 2025

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**603/181-185 ST KILDA ROAD ST KILDA VIC 3182**

1 1 1

Sold Price

\$340,000

Sold Date

22-Oct-24

Distance

0.48km**11/7 ELLESMERE ROAD WINDSOR VIC 3181**

1 1 1

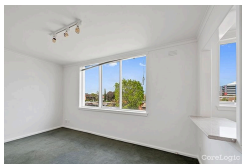
Sold Price

\$370,000

Sold Date

25-Oct-24

Distance

1.18km**8/513-517 PUNT ROAD SOUTH YARRA VIC 3141**

1 1 1

Sold Price

\$355,000

Sold Date

05-Oct-24

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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