

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

2/33 Eildon Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$490,000 & \$539,000

Median sale price

Median price \$542,500 Property Type Unit Suburb St Kilda

Period - From 01/01/2022 to 31/12/2022 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	5F/12 Marine Pde ST KILDA 3182	\$530,000	18/11/2022
2	35/64 Fitzroy St ST KILDA 3182	\$530,000	03/10/2022
3	15/352 Canterbury Rd ST KILDA 3182	\$495,000	08/08/2022

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 six months.

This Statement of Information was prepared on:

16/01/2023 15:27

2/33 Eildon Road, St Kilda Vic 3182

WHITEFOX

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Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

Year ending December 2022: \$542,500



1 1 0

Property Type: Apartment

Agent Comments

Comparable Properties



5F/12 Marine Pde ST KILDA 3182 (REI/VG)

Agent Comments

1 - -

Price: \$530,000

Method: Private Sale

Date: 18/11/2022

Property Type: Apartment

35/64 Fitzroy St ST KILDA 3182 (VG)

Agent Comments

1 - -

Price: \$530,000

Method: Sale

Date: 03/10/2022

Property Type: Subdivided Flat - Single OYO Flat



15/352 Canterbury Rd ST KILDA 3182 (VG)

Agent Comments

1 - -

Price: \$495,000

Method: Sale

Date: 08/08/2022

Property Type: Subdivided Flat - Single OYO Flat

Account - Whitefox Real Estate | P: 96459699



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