

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

43/1 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Single price

\$480,000

Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/04/2024

to

30/06/2024

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	1004/3-5 St Kilda Rd ST KILDA 3182	\$410,000	08/08/2024
2	802/18 Grey St ST KILDA 3182	\$400,000	24/06/2024
3	301/7 Brighton Rd ST KILDA 3182	\$405,000	05/04/2024

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:

19/09/2024 13:11



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000

Median Unit Price

June quarter 2024: \$560,000

Comparable Properties



1004/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$410,000

Method: Private Sale

Date: 08/08/2024

Property Type: Apartment



802/18 Grey St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$400,000

Method: Private Sale

Date: 24/06/2024

Property Type: Apartment



301/7 Brighton Rd ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$405,000

Method: Private Sale

Date: 05/04/2024

Rooms: 4

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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