

## 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

1/9 HERBERT STREET 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$516,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2024

to

31 Dec 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

11/15 HERBERT STREET ST KILDA VIC 3182	\$771,000	07-Oct-24
1/11 WIMMERA PLACE ST KILDA VIC 3182	\$842,000	07-Oct-24
8/14 MILTON STREET ELWOOD VIC 3184	\$750,000	06-Sep-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: 28 January 2025

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**11/15 HERBERT STREET ST KILDA  
VIC 3182**

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Sold Price

**\$771,000**Sold Date **07-Oct-24**Distance **0.05km****1/11 WIMMERA PLACE ST KILDA  
VIC 3182**

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Sold Price

**\$842,000**Sold Date **07-Oct-24**Distance **1.01km****8/14 MILTON STREET ELWOOD VIC  
3184**

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Sold Price

**\$750,000**Sold Date **06-Sep-24**Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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