

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

1/36 PRINCES 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

\$1,325,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2023

to

31 Oct 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

| | | |
|---|-------------|-----------|
| 1B RAGLAN STREET ST KILDA EAST VIC 3183 | \$1,350,000 | 23-Oct-24 |
| 4/9 MARINE AVENUE ST KILDA VIC 3182 | \$1,435,000 | 18-Jul-24 |
| 16/9 MILTON STREET ELWOOD VIC 3184 | \$1,475,000 | 15-Jul-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: 27 November 2024

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1B RAGLAN STREET ST KILDA EAST VIC 3183

3 2 2

Sold Price ^{RS} **\$1,350,000** ^{UN} Sold Date **23-Oct-24**

Distance **1.07km**



4/9 MARINE AVENUE ST KILDA VIC 3182

3 3 -

Sold Price **\$1,435,000** Sold Date **18-Jul-24**

Distance **1.65km**



16/9 MILTON STREET ELWOOD VIC 3184

2 2 1

Sold Price **\$1,475,000** Sold Date **15-Jul-24**

Distance **1.74km**

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

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