

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

12/4 Park Street, St Kilda West Vic 3182

Indicative selling price

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

Single price \$199,000

Median sale price

Median price \$586,250

Property Type Unit

Suburb St Kilda West

Period - From 01/07/2024

to 30/09/2024

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	3/4 Park St ST KILDA WEST 3182	\$199,000	07/01/2025
2	4/4 Park St ST KILDA WEST 3182	\$195,000	11/11/2024
3			

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:

08/01/2025 14:54

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 1  1  0

Property Type: Studio Apartment

Agent Comments

Indicative Selling Price

\$199,000

Median Unit Price

September quarter 2024: \$586,250

Comparable Properties



3/4 Park St ST KILDA WEST 3182 (REI)

Agent Comments

 1  1  -

Price: \$199,000

Method: Private Sale

Date: 07/01/2025

Property Type: Apartment



4/4 Park St ST KILDA WEST 3182 (REI/VG)

Agent Comments

 1  1  -

Price: \$195,000

Method: Private Sale

Date: 11/11/2024

Property Type: Studio Apartment

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.

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



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