

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 10/22B Crimea St St Kilda

## 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 \$595,000 & \$650,000

## Median sale price

Median price \$520,000 Property type Apartment Suburb St Kilda  
Period - From 01/07/2024 to 30/09/2024 Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

Address of comparable property	Price	Date of sale
5/42 Alexandra St, ST KILDA EAST	\$679,590	28/10/2024
507F/7 Greeves St, ST KILDA	\$615,000	28/10/2024
6/74 Alexandra St, ST KILDA EAST	\$639,000	08/12/2024

This Statement of Information was prepared on: 20/01/2025