

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

3/31 Eildon Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$555,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2023 to 31/12/2023 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	12/31 Eildon Rd ST KILDA 3182	\$440,000	25/11/2023
2	3/5 Woonsocket Ct ST KILDA 3182	\$430,000	30/08/2023
3	3/33 Eildon Rd ST KILDA 3182	\$430,000	30/11/2023

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:

29/02/2024 14:32



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$410,000 - \$450,000

Median Unit Price

Year ending December 2023: \$555,000

Comparable Properties



12/31 Eildon Rd ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$440,000

Method: Auction Sale

Date: 25/11/2023

Property Type: Apartment

Land Size: 600 sqm approx



3/5 Woonsocket Ct ST KILDA 3182 (VG)

Agent Comments

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Price: \$430,000

Method: Sale

Date: 30/08/2023

Property Type: Stratum Flat



3/33 Eildon Rd ST KILDA 3182 (REI)

Agent Comments

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Price: \$430,000

Method: Private Sale

Date: 30/11/2023

Property Type: Apartment