

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

2210/3-5 ST KILDA ROAD 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

\$675,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2023

to

31 Dec 2023

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

26/635-643 ST KILDA ROAD MELBOURNE VIC 3004	\$725,000	08-Aug-23
19/135-137 BRIGHTON ROAD ELWOOD VIC 3184	\$710,000	25-Oct-23

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: 04 January 2024

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**26/635-643 ST KILDA ROAD
 MELBOURNE VIC 3004**

2 1 1

Sold Price **\$725,000** Sold Date **08-Aug-23**

Distance **0.51km**



**19/135-137 BRIGHTON ROAD
 ELWOOD VIC 3184**

2 1 1

Sold Price **\$710,000** Sold Date **25-Oct-23**

Distance **1.99km**

RS = Recent sale UN = Undisclosed Sale

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