

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

10/22-24 EILDON 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2024

to

31 Dec 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

30/1 ESPLANADE ST KILDA VIC 3182	\$467,500	16-Aug-24
41/174 PEEL STREET WINDSOR VIC 3181	\$483,800	12-Nov-24
25/107 PARK STREET ST KILDA WEST VIC 3182	\$465,000	26-Nov-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: 14 January 2025

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30/1 ESPLANADE ST KILDA VIC 3182

Sold Price

\$467,500

Sold Date **16-Aug-24**

1 1 1

Distance **0.33km**



41/174 PEEL STREET WINDSOR VIC 3181

Sold Price

^{RS} **\$483,800** ^{UN}

Sold Date **12-Nov-24**

1 1 1

Distance **1.48km**



25/107 PARK STREET ST KILDA WEST VIC 3182

Sold Price

\$465,000

Sold Date **26-Nov-24**

1 1 1

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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