

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 35a/69 Wellington Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$750,000 & \$810,000

Median sale price

Median price \$529,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2023 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	5/212 Alma Rd ST KILDA EAST 3183	\$750,000	06/10/2024
2	2/2 Pilley St ST KILDA EAST 3183	\$815,000	19/07/2024
3	40/250 Dandenong Rd ST KILDA EAST 3183	\$800,000	15/06/2024

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: 06/11/2024 13:55



3 bedrooms 2 bathrooms 2 cars

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$750,000 - \$810,000

Median Unit Price

Year ending September 2024: \$529,000

Comparable Properties



5/212 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

3 bedrooms 2 bathrooms 1 car

Price: \$750,000

Method: Private Sale

Date: 06/10/2024

Property Type: Apartment



2/2 Pilley St ST KILDA EAST 3183 (REI)

Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$815,000

Method: Private Sale

Date: 19/07/2024

Property Type: Apartment



40/250 Dandenong Rd ST KILDA EAST 3183 (REI)

Agent Comments

3 bedrooms 2 bathrooms 2 cars

Price: \$800,000

Method: Auction Sale

Date: 15/06/2024

Property Type: Apartment