

## 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

14/25 MITFORD STREET ST KILDA VIC 3182

### 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

\$700,000

&

\$755,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,500

Property type

Flats

Suburb

St Kilda

Period-from

01 Jul 2021

to

30 Jun 2022

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

3/95-97 TENNYSON STREET ELWOOD VIC 3184	\$757,500	26-Feb-22
9/457 ST KILDA STREET ELWOOD VIC 3184	\$773,000	05-Mar-22
6/145 FITZROY STREET ST KILDA VIC 3182	\$725,000	10-May-22

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.~~

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**3/95-97 TENNYSON STREET  
ELWOOD VIC 3184**

2 1 1

Sold Price **\$757,500** Sold Date **26-Feb-22**

Distance **1.19km**



**9/457 ST KILDA STREET ELWOOD  
VIC 3184**

2 1 1

Sold Price **\$773,000** Sold Date **05-Mar-22**

Distance **2km**



**6/145 FITZROY STREET ST KILDA  
VIC 3182**

2 1 1

Sold Price **\$725,000** Sold Date **10-May-22**

Distance **1.45km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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