

## 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

9/8 ST LEONARDS AVENUE 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

\$390,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2023

to

30 Jun 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

18/41 PARK STREET ST KILDA WEST VIC 3182	\$405,000	07-Apr-24
18/209 DANDENONG ROAD WINDSOR VIC 3181	\$430,000	28-Mar-24
7/31 CHARNWOOD ROAD ST KILDA VIC 3182	\$408,000	13-Feb-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: 18 July 2024

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**18/41 PARK STREET ST KILDA  
 WEST VIC 3182**

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Sold Price **\$405,000** Sold Date **07-Apr-24**

Distance **0.76km**

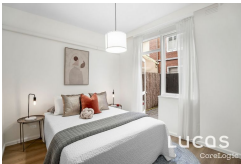


**18/209 DANDENONG ROAD  
 WINDSOR VIC 3181**

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Sold Price **\$430,000** Sold Date **28-Mar-24**

Distance **1.88km**



**7/31 CHARNWOOD ROAD ST  
 KILDA VIC 3182**

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Sold Price **\$408,000** Sold Date **13-Feb-24**

Distance **1.06km**

RS = Recent sale      UN = Undisclosed Sale

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