

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 308/27 Herbert Street, St Kilda

## 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 \$695,000 or range between &

## Median sale price

Median price \$560,000 Property type Apartment Suburb St Kilda  
Period - From 01/04/2024 to 30/06/2024 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
103/35 Wellington Street, St Kilda	\$675,000	20/09/2024
6/50 Ormond Road, Elwood	\$700,000	09/09/2024
504/5 Greeves Street, St Kilda	\$675,500	13/07/2024

This Statement of Information was prepared on: 28/10/2024