

# 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

90 Wellington 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)

Single price

\$2,600,000

### Median sale price

Median price

\$1,575,000

Property Type

House

Suburb

St Kilda

Period - From

01/01/2022

to

31/03/2022

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 | 76 Chatsworth Rd PRAHRAN 3181    | \$2,640,000 | 23/10/2021   |
| 2 | 22 Macfarlan St SOUTH YARRA 3141 | \$2,615,000 | 05/03/2022   |
| 3 | 19 Mitchell St ST KILDA 3182     | \$2,590,000 | 22/10/2021   |

**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:

19/04/2022 06:45



 4  2  1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,600,000

**Median House Price**

March quarter 2022: \$1,575,000

## Comparable Properties



**76 Chatsworth Rd PRAHRAN 3181 (REI)**

Agent Comments

 3  1  1

**Price:** \$2,640,000

**Method:** Auction Sale

**Date:** 23/10/2021

**Property Type:** House (Res)



**22 Macfarlan St SOUTH YARRA 3141 (REI)**

Agent Comments

 3  2  2

**Price:** \$2,615,000

**Method:** Auction Sale

**Date:** 05/03/2022

**Property Type:** House (Res)

**Land Size:** 230 sqm approx



**19 Mitchell St ST KILDA 3182 (REI/VG)**

Agent Comments

 4  1  1

**Price:** \$2,590,000

**Method:** Private Sale

**Date:** 22/10/2021

**Property Type:** House

**Land Size:** 431 sqm approx

**Account - Wilson** | P: 03 9525 4166 | F: 03 9534 0765