

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

207/64 WELLINGTON STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2023

to

30 Nov 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

302/18 GREY STREET ST KILDA VIC 3182	\$380,000	26-Sep-24
216/135 INKERMAN STREET ST KILDA VIC 3182	\$390,000	24-Sep-24
426/15 CLIFTON STREET PRAHRAN VIC 3181	\$380,000	25-Jul-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: 19 December 2024

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302/18 GREY STREET ST KILDA VIC 3182 Sold Price **\$380,000** Sold Date **26-Sep-24**
 Distance **0.86km**
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216/135 INKERMAN STREET ST KILDA VIC 3182 Sold Price **\$390,000** Sold Date **24-Sep-24**
 Distance **0.89km**
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426/15 CLIFTON STREET PRAHRAN VIC 3181 Sold Price **\$380,000** Sold Date **25-Jul-24**
 Distance **0.92km**
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30/127-131 GREY STREET ST KILDA VIC 3182 Sold Price **\$330,000** Sold Date **15-Aug-24**
 Distance **0.95km**
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RS = Recent sale UN = Undisclosed Sale

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