Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	5/1a St Kilda Road, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$340,000	&	\$370,000
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Median sale price

Median price	\$529,000	Pro	perty Type	Jnit		Suburb	St Kilda
Period - From	01/10/2023	to	30/09/2024	S	ource	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

Address of comparable property		Price	Date of sale
1	12/209 Dandenong Rd WINDSOR 3181	\$370,000	23/12/2024
2	7/74 Westbury St ST KILDA EAST 3183	\$364,000	29/11/2024
3	10/1 Dalgety St ST KILDA 3182	\$355,000	18/11/2024

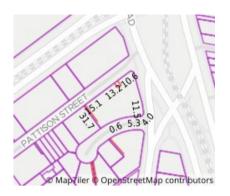
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/01/2025 10:02
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$340,000 - \$370,000 **Median Unit Price** Year ending September 2024: \$529,000

Comparable Properties



12/209 Dandenong Rd WINDSOR 3181 (REI)



Price: \$370,000 Method: Private Sale Date: 23/12/2024

Property Type: Apartment

Agent Comments



7/74 Westbury St ST KILDA EAST 3183 (REI)







Agent Comments

Price: \$364,000 Method: Private Sale Date: 29/11/2024

Property Type: Apartment

10/1 Dalgety St ST KILDA 3182 (REI/VG)



Agent Comments

Price: \$355,000 Method: Private Sale Date: 18/11/2024

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



