

# 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

12/4 Pilley Street, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,114,425

Property Type Townhouse

Suburb St Kilda East

Period - From 20/08/2023

to

19/08/2024

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
1	60/8 Perth St PRAHRAN 3181	\$1,100,000	18/07/2024
2	47 Leslie St ST KILDA EAST 3183	\$1,200,000	03/05/2024
3	3 Goathlands St ST KILDA EAST 3183	\$1,071,000	07/03/2024

**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:

20/08/2024 09:49



3   2   2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median Townhouse Price**  
20/08/2023 - 19/08/2024: \$1,114,425

## Comparable Properties



**60/8 Perth St PRAHRAN 3181 (REI)**

Agent Comments

3   2   1

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 18/07/2024

**Property Type:** Townhouse (Single)



**47 Leslie St ST KILDA EAST 3183 (VG)**

Agent Comments

3   -   -

**Price:** \$1,200,000

**Method:** Sale

**Date:** 03/05/2024

**Property Type:** House - Attached House N.E.C.

**Land Size:** 135 sqm approx



**3 Goathlands St ST KILDA EAST 3183 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$1,071,000

**Method:** Auction Sale

**Date:** 07/03/2024

**Property Type:** House (Res)

Account - Atria Real Estate