

# 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

511/6 Victoria 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)

Range between \$2,100,000

&

\$2,300,000

### Median sale price

Median price \$555,500

Property Type Unit

Suburb St Kilda

Period - From 01/10/2022

to 31/12/2022

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	701/6 Victoria St ST KILDA 3182	\$2,400,000	17/11/2022
2	703/6 Victoria St ST KILDA 3182	\$2,200,000	27/10/2022
3			

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:

27/02/2023 11:43



2   
 2   
 2

**Property Type:** Apartment

**Agent Comments**

Study/ dedicated formal dining room/ guest bedroom Storage Room

**Indicative Selling Price**

\$2,100,000 - \$2,300,000

**Median Unit Price**

December quarter 2022: \$555,500

## Comparable Properties



**701/6 Victoria St ST KILDA 3182 (REI/VG)**

**Agent Comments**

2   
 2   
 2

**Price:** \$2,400,000

**Method:** Private Sale

**Date:** 17/11/2022

**Property Type:** Apartment



**703/6 Victoria St ST KILDA 3182 (REI/VG)**

**Agent Comments**

2   
 2   
 2

**Price:** \$2,200,000

**Method:** Private Sale

**Date:** 27/10/2022

**Property Type:** Apartment

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.

**Account** - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088