

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

302/55 Wellington Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$770,000

 &

\$840,000

Median sale price

Median price

\$532,000

 Property Type

Unit

 Suburb

St Kilda

Period - From

01/07/2023

 to

30/06/2024

 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	1703/568 St Kilda Rd MELBOURNE 3004	\$760,000	28/08/2024
2	16/21 Marine Pde ST KILDA 3182	\$810,000	24/08/2024
3	117/181 Fitzroy St ST KILDA 3182	\$775,000	12/07/2024

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:

18/09/2024 14:14



2
 2
 2

Property Type: Strata Unit/Flat
 Agent Comments

Indicative Selling Price

\$770,000 - \$840,000

Median Unit Price

Year ending June 2024: \$532,000

Comparable Properties



1703/568 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

2
 2
 2

Price: \$760,000

Method: Private Sale

Date: 28/08/2024

Property Type: Apartment



16/21 Marine Pde ST KILDA 3182 (REI) Agent Comments

2
 1
 1

Price: \$810,000

Method: Auction Sale

Date: 24/08/2024

Property Type: Apartment



117/181 Fitzroy St ST KILDA 3182 (REI/VG) Agent Comments

2
 2
 1

Price: \$775,000

Method: Private Sale

Date: 12/07/2024

Property Type: Unit

Account - Cayzer | P: 03 9699 5999