# 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

12/23 Park Street, St Kilda West Vic 3182

### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$510,000		&		\$550,000			
Median sale p	rice							
Median price	\$595,000	Pro	operty Type	Unit			Suburb	St Kilda West
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	5/4 Victoria St WINDSOR 3181	\$550,000	19/02/2025
2	9/27 Mitford St ST KILDA 3182	\$535,000	15/02/2025
3	19/86 Park St ST KILDA WEST 3182	\$435,000	29/11/2024

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:

24/02/2025 15:04



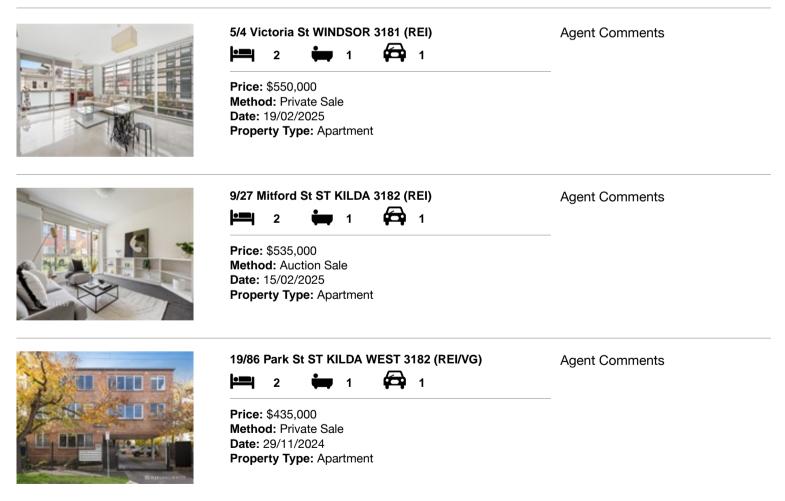




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$510,000 - \$550,000 Median Unit Price Year ending December 2024: \$595,000

# **Comparable Properties**



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



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