

# 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

3/10 Gurner 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 \$480,000 & \$520,000

### Median sale price

Median price \$525,000 Property Type Unit Suburb St Kilda

Period - From 26/02/2024 to 25/02/2025 Source Property Data

### 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	5/35 Eildon Rd ST KILDA 3182	\$525,000	14/02/2025
2	5/40 Gourlay St BALACLAVA 3183	\$460,000	06/02/2025
3	2/193 Fitzroy St ST KILDA 3182	\$485,000	01/01/2025

**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:

26/02/2025 17:41



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**Rooms:** 4  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$480,000 - \$520,000  
**Median Unit Price**  
26/02/2024 - 25/02/2025: \$525,000

## Comparable Properties



**5/35 Eildon Rd ST KILDA 3182 (REI)**

**Agent Comments**

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**Price:** \$525,000  
**Method:** Sold Before Auction  
**Date:** 14/02/2025  
**Property Type:** Apartment



**5/40 Gourlay St BALACLAVA 3183 (REI)**

**Agent Comments**

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**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 06/02/2025  
**Property Type:** Apartment



**2/193 Fitzroy St ST KILDA 3182 (REI/VG)**

**Agent Comments**

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**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 01/01/2025  
**Property Type:** Apartment

**Account - McGrath** | P: 03 9489 9422 | F: 03 9486 2614



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