

# 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

1 Hertford Street, St Kilda East Vic 3183

### Indicative selling price

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

Range between \$2,150,000

&

\$2,250,000

### Median sale price

Median price \$1,638,000

Property Type House

Suburb St Kilda East

Period - From 13/01/2023

to

12/01/2024

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 | 34 Hotham St ST KILDA EAST 3183  | \$2,380,000 | 19/10/2023   |
| 2 | 7 Kambea Gr CAULFIELD NORTH 3161 | \$2,200,000 | 05/11/2023   |
| 3 | 47 Milburn Gr ST KILDA EAST 3183 | \$2,156,000 | 29/10/2023   |

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:

13/01/2024 15:53



5 3 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,150,000 - \$2,250,000

**Median House Price**

13/01/2023 - 12/01/2024: \$1,638,000

## Comparable Properties



**34 Hotham St ST KILDA EAST 3183 (REI)**

Agent Comments

4 3 3

**Price:** \$2,380,000

**Method:** Sold Before Auction

**Date:** 19/10/2023

**Property Type:** House (Res)

**Land Size:** 780 sqm approx



**7 Kambea Gr CAULFIELD NORTH 3161 (REI)**

Agent Comments

4 1 3

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

**Method:** Private Sale

**Date:** 05/11/2023

**Property Type:** House

**Land Size:** 644 sqm approx



**47 Milburn Gr ST KILDA EAST 3183 (REI)**

Agent Comments

4 2 2

**Price:** \$2,156,000

**Method:** Auction Sale

**Date:** 29/10/2023

**Property Type:** House (Res)

**Land Size:** 635 sqm approx

**Account** - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000