

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

10/27a Brighton Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$380,000 & \$410,000

Median sale price

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

Period - From 01/07/2023 to 30/09/2023 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	12/31 Eildon Rd ST KILDA 3182	\$440,000	25/11/2023
2	3/33 Eildon Rd ST KILDA 3182	\$430,000	30/11/2023
3	12/119 Brighton Rd ELWOOD 3184	\$380,000	10/10/2023

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:

06/12/2023 15:29



Property Type: Apartment
Agent Comments

Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

September quarter 2023: \$525,000

Comparable Properties



12/31 Eildon Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$440,000

Method: Auction Sale

Date: 25/11/2023

Property Type: Apartment



3/33 Eildon Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 30/11/2023

Property Type: Apartment



12/119 Brighton Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$380,000

Method: Sold Before Auction

Date: 10/10/2023

Property Type: Apartment

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