

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

6/24-26 ROBE STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Flats

Suburb

St Kilda

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

1/18 PRINCES STREET ST KILDA VIC 3182	\$950,000	17-Oct-24
1/10A MITFORD STREET ST KILDA VIC 3182	\$917,500	07-Jan-25
56/151 FITZROY STREET ST KILDA VIC 3182	\$945,000	30-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 24 February 2025

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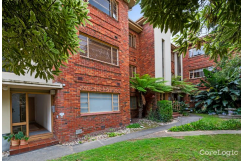


**1/18 PRINCES STREET ST KILDA
 VIC 3182**

3 1 1

Sold Price **\$950,000** Sold Date **17-Oct-24**

Distance **0.63km**



**1/10A MITFORD STREET ST KILDA
 VIC 3182**

2 1 -

Sold Price ^{RS} **\$917,500** Sold Date **07-Jan-25**

Distance **0.84km**



**56/151 FITZROY STREET ST KILDA
 VIC 3182**

3 1 1

Sold Price ^{RS} **\$945,000** ^{UN} Sold Date **30-Nov-24**

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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