

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

1004/181 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Single price \$620,000

Median sale price

Median price \$522,500

Property Type Unit

Suburb St Kilda

Period - From 20/12/2023

to 19/12/2024

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	422/163 Fitzroy St ST KILDA 3182	\$620,000	05/12/2024
2	9/18 Duke St ST KILDA 3182	\$602,500	14/11/2024
3			

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:

20/12/2024 10:21



2
 2
 1

Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$620,000

Median Unit Price
 20/12/2023 - 19/12/2024: \$522,500

Comparable Properties



422/163 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

2
 1
 1

Price: \$620,000
Method: Private Sale
Date: 05/12/2024
Property Type: Apartment



9/18 Duke St ST KILDA 3182 (REI)

Agent Comments

2
 1
 -

Price: \$602,500
Method: Private Sale
Date: 14/11/2024
Property Type: Unit

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.

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