Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	1004/181 St Kilda Road, St Kilda Vic 3182
Including suburb and	
postcode	

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	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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



Date of sale

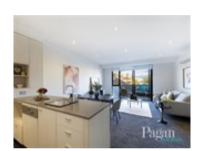




Property Type: Apartment Agent Comments

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)

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Agent Comments

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

Property Type: Apartment



9/18 Duke St ST KILDA 3182 (REI)

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Agent Comments

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.

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



