

## 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

8/18 PRINCES STREET ST KILDA VIC 3182

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$516,500

Property type

Unit

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

1/136 ALMA ROAD ST KILDA EAST VIC 3183	\$762,500	20-Oct-24
5/47 ACLAND STREET ST KILDA VIC 3182	\$800,000	12-Dec-24
5/1A HAWSLEIGH AVENUE BALACLAVA VIC 3183	\$710,000	17-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.

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**1/136 ALMA ROAD ST KILDA EAST VIC 3183** Sold Price <sup>RS</sup> **\$762,500** <sup>UN</sup> Sold Date **20-Oct-24**  
 Distance **1.5km**  
 2 Beds 1 Bath 1 Car



**5/47 ACLAND STREET ST KILDA VIC 3182** Sold Price **\$800,000** Sold Date **12-Dec-24**  
 Distance **0.88km**  
 3 Beds 1 Bath 1 Car



**5/1A HAWSLEIGH AVENUE BALACLAVA VIC 3183** Sold Price <sup>RS</sup> **\$710,000** Sold Date **17-Nov-24**  
 Distance **1.9km**  
 2 Beds 1 Bath 1 Car

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

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