

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

1/25 MITFORD 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

\$960,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

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

1/46-48 RUSKIN STREET ELWOOD VIC 3184	\$1,073,000	06-Dec-24
8/42 RUSKIN STREET ELWOOD VIC 3184	\$1,080,000	28-Jan-25
12/109-111 ADDISON STREET ELWOOD VIC 3184	\$1,067,000	12-Oct-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: 20 February 2025

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1/46-48 RUSKIN STREET ELWOOD VIC 3184 Sold Price ^{RS} **\$1,073,000** ^{UN} Sold Date **06-Dec-24**

- 2 1

Distance **0.56km**



8/42 RUSKIN STREET ELWOOD VIC 3184 Sold Price ^{RS} **\$1,080,000** ^{UN} Sold Date **28-Jan-25**

2 2 1

Distance **0.48km**



12/109-111 ADDISON STREET ELWOOD VIC 3184 Sold Price **\$1,067,000** Sold Date **12-Oct-24**

1 1 1

Distance **0.95km**

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

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