

## 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

2/24 PARK STREET ST KILDA WEST VIC 3182

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

St Kilda West

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

16/145 FITZROY STREET ST KILDA VIC 3182	\$652,500	14-Dec-24
2/65-67 PARK STREET ST KILDA WEST VIC 3182	\$645,000	12-Nov-24
1/136 PARK STREET ST KILDA WEST VIC 3182	\$666,000	18-Oct-24

OR

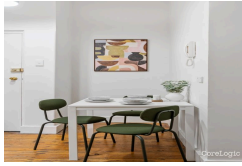
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 February 2025

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**16/145 FITZROY STREET ST KILDA  
VIC 3182**

Sold Price

RS

**\$652,500**

Sold Date

**14-Dec-24**

2



1



1

Distance

**0.44km**

**2/65-67 PARK STREET ST KILDA  
WEST VIC 3182**

Sold Price

**\$645,000**

Sold Date

**12-Nov-24**

2



1



-

Distance

**0.32km**

**1/136 PARK STREET ST KILDA  
WEST VIC 3182**

Sold Price

**\$666,000**

Sold Date

**18-Oct-24**

2



1



1

Distance

**0.7km**

RS = Recent sale

UN = Undisclosed Sale

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