

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

3/18 DUKE 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

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2023

to

31 Oct 2024

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

4/156 CARLISLE STREET ST KILDA VIC 3182	\$590,000	04-Oct-24
304/171-173 INKERMAN STREET ST KILDA VIC 3182	\$580,000	26-May-24
5/70 BARKLY STREET ST KILDA VIC 3182	\$600,000	24-Jun-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: 19 November 2024

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4/156 CARLISLE STREET ST KILDA VIC 3182 Sold Price **\$590,000** Sold Date **04-Oct-24**

2 1 -

Distance **0.12km**



304/171-173 INKERMAN STREET ST KILDA VIC 3182 Sold Price **\$580,000** Sold Date **26-May-24**

2 1 1

Distance **0.18km**



5/70 BARKLY STREET ST KILDA VIC 3182 Sold Price **\$600,000** Sold Date **24-Jun-24**

2 1 1

Distance **0.8km**

RS = Recent sale UN = Undisclosed Sale

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