

## 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

2/1-3 GRAYLINGS AVENUE ST KILDA EAST VIC 3183

### 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

\$550,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

St Kilda East

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

7/30 BLENHEIM STREET BALACLAVA VIC 3183	\$612,000	18-Aug-24
9/117 WESTBURY STREET BALACLAVA VIC 3183	\$600,000	09-Oct-24
11/7 CARDIGAN STREET ST KILDA EAST VIC 3183	\$570,000	21-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: 06 November 2024

Melanie Walden  
 P 90664813  
 M 0422395214  
 E melaniewalden@mcgrath.com.au



**7/30 BLENHEIM STREET  
 BALACLAVA VIC 3183**

2 1 1

Sold Price **\$612,000** Sold Date **18-Aug-24**

Distance **0.59km**



**9/117 WESTBURY STREET  
 BALACLAVA VIC 3183**

2 1 1

Sold Price <sup>RS</sup> **\$600,000** Sold Date **09-Oct-24**

Distance **0.61km**



**11/7 CARDIGAN STREET ST KILDA  
 EAST VIC 3183**

2 1 1

Sold Price <sup>RS</sup> **\$570,000** <sup>UN</sup> Sold Date **21-Oct-24**

Distance **0.82km**

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

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