

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

10/23 Irwell Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$350,000 & \$370,000

Median sale price

Median price \$523,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2024 to 31/12/2024 Source REIV

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 six 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	12/209 Dandenong Rd WINDSOR 3181	\$370,000	23/12/2024
2	6/102 Westbury St BALACLAVA 3183	\$360,000	18/12/2024
3	110/60 Wellington St ST KILDA 3182	\$350,000	03/12/2024

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 six months.~~

This Statement of Information was prepared on:

20/01/2025 13:06

Peter Zervas

9068 4850

0405 682 173

peterz@whitefoxrealestate.com.au

Indicative Selling Price

\$350,000 - \$370,000

Median Unit Price

December quarter 2024: \$523,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



12/209 Dandenong Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 23/12/2024

Property Type: Apartment



6/102 Westbury St BALACLAVA 3183 (REI)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 18/12/2024

Property Type: Unit



110/60 Wellington St ST KILDA 3182 (REI)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 03/12/2024

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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