

## 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

10/34 CRIMEA STREET ST KILDA VIC 3182

### 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

\$299,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2023

to

31 Jul 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

4/25 BRIGHTON ROAD ST KILDA VIC 3182	\$315,000	26-May-24
405/109 INKERMAN STREET ST KILDA VIC 3182	\$307,000	25-Jun-24

OR

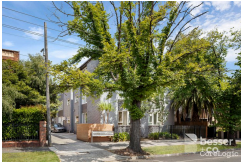
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 08 August 2024

McGrath St Kilda

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**4/25 BRIGHTON ROAD ST KILDA  
VIC 3182**

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Sold Price

**\$315,000**Sold Date **26-May-24**Distance **0.96km****405/109 INKERMAN STREET ST  
KILDA VIC 3182**

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Sold Price

<sup>RS</sup> **\$307,000**Sold Date **25-Jun-24**Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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