

## 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

1/12 NEPTUNE 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

or range  
between

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

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

16/21 MARINE PARADE ST KILDA VIC 3182	\$810,000	24-Aug-24
7/55 MITFORD STREET ELWOOD VIC 3184	\$825,000	16-Oct-24
1/7 LEWISHAM ROAD WINDSOR VIC 3181	\$785,000	05-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: 10 February 2025

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**16/21 MARINE PARADE ST KILDA  
VIC 3182**

Sold Price

**\$810,000**Sold Date **24-Aug-24**

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Distance **0.9km****7/55 MITFORD STREET ELWOOD  
VIC 3184**

Sold Price

**\$825,000**Sold Date **16-Oct-24**

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Distance **1.31km****1/7 LEWISHAM ROAD WINDSOR  
VIC 3181**

Sold Price

**\$785,000**Sold Date **05-Oct-24**

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Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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