

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

G10/3-5 ST KILDA ROAD 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

or range
between

\$550,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2023

to

30 Nov 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

1404/6 ST KILDA ROAD ST KILDA VIC 3182	\$525,000	04-Oct-24
205/196 ST KILDA ROAD ST KILDA VIC 3182	\$560,000	19-Jun-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: 12 December 2024



**1404/6 ST KILDA ROAD ST KILDA
VIC 3182**

Sold Price

\$525,000

Sold Date **04-Oct-24**

 2  1  1

Distance **0.23km**



**205/196 ST KILDA ROAD ST KILDA
VIC 3182**

Sold Price

\$560,000

Sold Date **19-Jun-24**

 2  1  1

Distance **0.4km**



**5/70 BARKLY STREET ST KILDA
VIC 3182**

Sold Price

\$600,000

Sold Date **24-Jun-24**

 2  1  1

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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