

# 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

2/11 Wimmera Place, 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)

Range between \$900,000 & \$950,000

### Median sale price

Median price \$520,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2024 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	1/10a Mitford St ST KILDA 3182	\$917,500	21/01/2025
2	2/59 Shelley St ELWOOD 3184	\$927,000	08/11/2024
3	2/85 Westbury St ST KILDA EAST 3183	\$925,000	12/10/2024

**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:

25/02/2025 14:41

Claudio Perruzza  
9536 9230  
0412 304 152  
cperruzza@bigginScott.com.au



2   1   1

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$950,000  
**Median Unit Price**  
Year ending December 2024: \$520,000

## Comparable Properties



1/10a Mitford St ST KILDA 3182 (REI)

[Agent Comments](#)

2   1   1

**Price:** \$917,500  
**Method:** Private Sale  
**Date:** 21/01/2025  
**Property Type:** Apartment



2/59 Shelley St ELWOOD 3184 (REI/VG)

[Agent Comments](#)

2   1   1

**Price:** \$927,000  
**Method:** Private Sale  
**Date:** 08/11/2024  
**Property Type:** Unit



2/85 Westbury St ST KILDA EAST 3183 (REI/VG)

[Agent Comments](#)

2   2   1

**Price:** \$925,000  
**Method:** Auction Sale  
**Date:** 12/10/2024  
**Property Type:** Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336