Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2/11 Wimmera Place, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between \$900,000 & \$950,000	Range between	\$900,000	&	\$950,000
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Median sale price

Median price	\$520,000	Pro	perty Type Ur	it		Suburb	St Kilda
Period - From	01/01/2024	to	31/12/2024	So	urce	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

Add	dress 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 comparableproperties 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





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

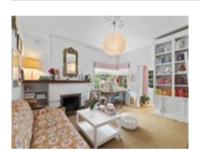


Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



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

Price: \$917,500 Method: Private Sale Date: 21/01/2025

Property Type: Apartment

Agent Comments



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

2

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



Agent Comments

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





Price: \$925,000 Method: Auction Sale Date: 12/10/2024

Property Type: Apartment

Agent Comments

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



