

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

9/39-43 WELLINGTON STREET 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2024

to

28 Feb 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

201/60 WELLINGTON STREET ST KILDA VIC 3182	\$733,000	24-Sep-24
903/82 QUEENS ROAD MELBOURNE VIC 3004	\$740,000	08-Sep-24
20/38 FITZROY STREET ST KILDA VIC 3182	\$720,000	30-Sep-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: 04 March 2025

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**201/60 WELLINGTON STREET ST
KILDA VIC 3182**

2 2 1

Sold Price **\$733,000** Sold Date **24-Sep-24**

Distance **0.13km**

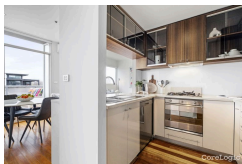


**903/82 QUEENS ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$740,000** Sold Date **08-Sep-24**

Distance **0.53km**



**20/38 FITZROY STREET ST KILDA
VIC 3182**

2 2 -

Sold Price **\$720,000** Sold Date **30-Sep-24**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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