

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

1/14 Crimea Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$390,000

&

\$429,000

Median sale price

Median price

\$529,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2023

to

30/09/2024

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	16/102 Park St ST KILDA WEST 3182	\$413,000	10/09/2024
2	48/10 Acland St ST KILDA 3182	\$399,000	04/09/2024
3	5/20a Albion St BALACLAVA 3183	\$400,000	22/08/2024

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:

05/11/2024 08:02



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Property Type: Apartment

[Agent Comments](#)

Indicative Selling Price

\$390,000 - \$429,000

Median Unit Price

Year ending September 2024: \$529,000

Comparable Properties



16/102 Park St ST KILDA WEST 3182 (REI/VG) [Agent Comments](#)

1
 1
 1

Price: \$413,000

Method: Private Sale

Date: 10/09/2024

Property Type: Unit



48/10 Acland St ST KILDA 3182 (REI/VG) [Agent Comments](#)

1
 1
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Price: \$399,000

Method: Private Sale

Date: 04/09/2024

Property Type: Unit



5/20a Albion St BALACLAVA 3183 (REI/VG) [Agent Comments](#)

1
 1
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Price: \$400,000

Method: Private Sale

Date: 22/08/2024

Property Type: Apartment

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