

## 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

17/15 CARDIGAN STREET ST KILDA EAST VIC 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$320,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,277

Property type

Unit

Suburb

St Kilda East

Period-from

01 Feb 2024

to

31 Jan 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

8/44 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$335,000	09-Dec-24
18/15 CARDIGAN STREET ST KILDA EAST VIC 3183	\$345,000	11-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: 25 February 2025

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**8/44 ALEXANDRA STREET ST  
KILDA EAST VIC 3183**

Sold Price **\$335,000** Sold Date **09-Dec-24**

1 1 -

Distance **0.16km**



**18/15 CARDIGAN STREET ST KILDA  
EAST VIC 3183**

Sold Price **\$345,000** Sold Date **11-Sep-24**

1 1 -

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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