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	3/155 Glen Eira Road, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Range between \$680,000 & \$720,000	Range between	\$680,000	&	\$720,000
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Median sale price

Median price	\$627,000	Pro	perty Type	Jnit		Suburb	St Kilda East
Period - From	01/10/2023	to	31/12/2023	Sc	ource	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	12A/50 Hotham St ST KILDA EAST 3183	\$780,000	18/12/2023
2	8/32 Hotham St ST KILDA EAST 3183	\$777,000	30/11/2023
3	1/76 Orrong Rd ELSTERNWICK 3185	\$740,000	02/12/2023

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:	30/01/2024 13:49
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Joey Eckstein 9526 1209 0419 419 199 jeckstein@wilsonagents.com.au

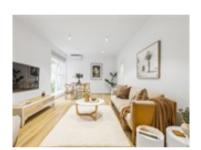
Indicative Selling Price \$680,000 - \$720,000 Median Unit Price December quarter 2023: \$627,000



Property Type: Unit

Agent Comments

Comparable Properties



12A/50 Hotham St ST KILDA EAST 3183 (REI)

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Price: \$780,000 Method: Private Sale Date: 18/12/2023

Property Type: Apartment



8/32 Hotham St ST KILDA EAST 3183 (REI)

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Price: \$777,000

Method: Sold Before Auction

Date: 30/11/2023

Property Type: Apartment

Agent Comments

Agent Comments



1/76 Orrong Rd ELSTERNWICK 3185 (REI)

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Price: \$740,000 Method: Auction Sale Date: 02/12/2023

Property Type: Apartment

Agent Comments

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889



