

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

7/37 Vale Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$270,000

&

\$295,000

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/01/2024

to

31/12/2024

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	6/36 Waterloo Cr ST KILDA 3182	\$290,000	20/12/2024
2	4/21 Blenheim St BALACLAVA 3183	\$290,000	18/11/2024
3	5/38 Waterloo Cr ST KILDA 3182	\$280,000	16/09/2024

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:

03/03/2025 10:25

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1 1 1

Rooms: 2
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$270,000 - \$295,000
Median Unit Price
 Year ending December 2024: \$520,000

Comparable Properties



6/36 Waterloo Cr ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$290,000
Method: Private Sale
Date: 20/12/2024
Property Type: Apartment



4/21 Blenheim St BALACLAVA 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$290,000
Method: Private Sale
Date: 18/11/2024
Property Type: Apartment



5/38 Waterloo Cr ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$280,000
Method: Private Sale
Date: 16/09/2024
Property Type: Unit

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