Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

35a/69 Wellington Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$730,000	&	\$750,000
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Median sale price

Median price	\$525,000	Property Type Unit			Suburb	St Kilda	
Period - From	24/01/2024	to	23/01/2025	Sc	ource	Property	v Data

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	12/38 Westbury St ST KILDA EAST 3183	\$750,000	19/12/2024
2	2/300 High St WINDSOR 3181	\$735,000	16/12/2024
3	6/304 Dandenong Rd ST KILDA EAST 3183	\$743,000	06/12/2024

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:	24/01/2025 16:02



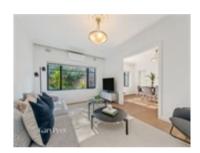




Property Type: Apartment Agent Comments

Indicative Selling Price \$730,000 - \$750,000 **Median Unit Price** 24/01/2024 - 23/01/2025: \$525,000

Comparable Properties



12/38 Westbury St ST KILDA EAST 3183 (REI)

1

Price: \$750,000 Method: Private Sale Date: 19/12/2024

Property Type: Apartment

Agent Comments



2/300 High St WINDSOR 3181 (REI)





Agent Comments

Price: \$735,000 Method: Private Sale Date: 16/12/2024

Property Type: Apartment



6/304 Dandenong Rd ST KILDA EAST 3183 (REI)





Price: \$743,000 Method: Private Sale Date: 06/12/2024

Property Type: Apartment

Agent Comments

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



