

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 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

Median sale price

Median price \$525,000 Property Type Unit Suburb St Kilda

Period - From 24/01/2024 to 23/01/2025 Source Property 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	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 comparable properties 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



 3
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  2

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)

Agent Comments

 2
  1
  1

Price: \$750,000

Method: Private Sale

Date: 19/12/2024

Property Type: Apartment



2/300 High St WINDSOR 3181 (REI)

Agent Comments

 2
  1
  1

Price: \$735,000

Method: Private Sale

Date: 16/12/2024

Property Type: Apartment



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

Agent Comments

 2
  1
  1

Price: \$743,000

Method: Private Sale

Date: 06/12/2024

Property Type: Apartment

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



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