

## 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

3/139 ARGYLE STREET ST KILDA VIC 3182

### 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

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2023

to

31 Jul 2024

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

1/26 BLENHEIM STREET BALACLAVA VIC 3183	\$812,000	22-Mar-24
3/14 CHAPEL STREET ST KILDA VIC 3182	\$780,000	02-Aug-24
2/2 PILLEY STREET ST KILDA EAST VIC 3183	\$815,000	19-Jul-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: 21 August 2024

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**1/26 BLENHEIM STREET  
 BALACLAVA VIC 3183**

3 1 1

Sold Price **\$812,000** Sold Date **22-Mar-24**

Distance **0.6km**



**3/14 CHAPEL STREET ST KILDA  
 VIC 3182**

2 1 -

Sold Price <sup>RS</sup> **\$780,000** <sup>UN</sup> Sold Date **02-Aug-24**

Distance **0.16km**



**2/2 PILLEY STREET ST KILDA EAST  
 VIC 3183**

3 1 1

Sold Price <sup>RS</sup> **\$815,000** Sold Date **19-Jul-24**

Distance **0.9km**

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

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