

## 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

2-bedroom, 2-bathroom, 1-car park ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$994,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$518,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2023

to

31 Oct 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

4/6 CHARLOTTE PLACE ST KILDA VIC 3182	\$950,000	27-May-23
4/185 BARKLY STREET ST KILDA VIC 3182	\$940,000	03-May-24
310/2 ALBERT STREET ST KILDA VIC 3182	\$1,040,444	23-Oct-23

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: 15 November 2024



**4/6 CHARLOTTE PLACE ST KILDA  
VIC 3182**

 2  2  1

Sold Price

**\$950,000**

Sold Date

**27-May-23**

Distance

**0.96km**



**4/185 BARKLY STREET ST KILDA  
VIC 3182**

 2  2  2

Sold Price

**\$940,000**

Sold Date

**03-May-24**

Distance

**0.55km**



**310/2 ALBERT STREET ST KILDA  
VIC 3182**

 2  2  2

Sold Price

**\$1,040,444**

Sold Date

**23-Oct-23**

Distance

**0.55km**

RS = Recent sale

UN = Undisclosed Sale

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