

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

16a Murchison Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,733,000

Property Type House

Suburb St Kilda East

Period - From 01/07/2023

to 30/06/2024

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	176 Glen Eira Rd ELSTERNWICK 3185	\$1,920,000	06/04/2024
2			
3			

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:

10/09/2024 13:59

16a Murchison Street, St Kilda East Vic 3183



Walter Summons
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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending June 2024: \$1,733,000



4 2 2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



176 Glen Eira Rd ELSTERNWICK 3185 (REI)

Agent Comments

8 4 3

Price: \$1,920,000

Method: Private Sale

Date: 06/04/2024

Property Type: Unit

Land Size: 695 sqm approx

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.

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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