

## 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

12/25 JACKSON 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

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$502,725

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2022

to

31 Oct 2023

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

6/4 GURNER STREET ST KILDA VIC 3182	\$559,000	09-Oct-23
4/81 GREY STREET ST KILDA VIC 3182	\$550,000	17-Sep-23
10/78 BARKLY STREET ST KILDA VIC 3182	\$575,000	31-Jul-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: 14 November 2023

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**6/4 GURNER STREET ST KILDA VIC 3182** Sold Price <sup>RS</sup> **\$559,000** Sold Date **09-Oct-23**  
 Distance **0.36km**  
 2 beds 1 bathroom - car



**4/81 GREY STREET ST KILDA VIC 3182** Sold Price **\$550,000** Sold Date **17-Sep-23**  
 Distance **0.31km**  
 2 beds 1 bathroom - car



**10/78 BARKLY STREET ST KILDA VIC 3182** Sold Price **\$575,000** Sold Date **31-Jul-23**  
 Distance **0.57km**  
 2 beds 1 bathroom 1 car

RS = Recent sale      UN = Undisclosed Sale

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