

## 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

7/10 TENNYSON 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

\$998,000

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

|   |        |           |
|---|--------|-----------|
| 1/103 GROSVENOR STREET BALACLAVA VIC 3183 | 967000 | 10-Nov-24 |
| 4/14 ST LEONARDS AVENUE ST KILDA VIC 3182 | 965000 | 04-Sep-24 |
| 1/11 DICKENS STREET ELWOOD VIC 3184       | 960000 | 22-Jun-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: 23 November 2024

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**1/103 GROSVENOR STREET  
 BALACLAVA VIC 3183**

2   1   1

Sold Price

<sup>RS</sup> **967000**

Sold Date **10-Nov-24**

Distance **1.07km**



**4/14 ST LEONARDS AVENUE ST  
 KILDA VIC 3182**

2   1   -

Sold Price

**965000**

Sold Date **04-Sep-24**

Distance **1.01km**



**1/11 DICKENS STREET ELWOOD  
 VIC 3184**

2   1   -

Sold Price

**960000**

Sold Date **22-Jun-24**

Distance **0.22km**

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

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