

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

3/31 YORK STREET ST KILDA WEST VIC 3182

Indicative selling price

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

Single Price

or range
between

\$525,000

&

\$555,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Feb 2024

to

31 Jan 2025

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

18/3 COWDEROY STREET ST KILDA WEST VIC 3182	\$550,000	23-Dec-24
6/321 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$526,000	31-Aug-24
6/39 EILDON ROAD ST KILDA VIC 3182	\$560,000	10-Jan-25

OR

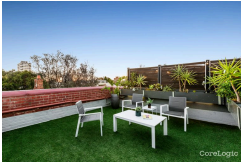
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 February 2025

Shannon O'Sullivan

M 0456029622

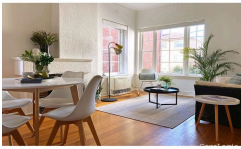
E ShannonO'Sullivan@mcgrath.com.au

**18/3 COWDEROY STREET ST
KILDA WEST VIC 3182**

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Sold Price **\$550,000** Sold Date **23-Dec-24**Distance **0.09km****6/321 BEACONSFIELD PARADE ST
KILDA WEST VIC 3182**

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Sold Price **\$526,000** Sold Date **31-Aug-24**Distance **0.21km****6/39 EILDON ROAD ST KILDA VIC
3182**

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Sold Price **\$560,000** Sold Date **10-Jan-25**Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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