

## STATEMENT OF INFORMATION

### Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address St Kilda VIC 3182

Including suburb and  
postcode

#### 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 \$565,000 \_\_\_\_\_ & \$585,000 \_\_\_\_\_

#### Median sale price

Median price \$1,183,750 \_\_\_\_\_ Property Type Unit \_\_\_\_\_ Suburb St Kilda \_\_\_\_\_

Period - From May 2023 \_\_\_\_\_ to April 2024 \_\_\_\_\_ Source [www.realestate.com.au](http://www.realestate.com.au) \_\_\_\_\_

#### 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
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1 1002/181-185 ST KILDA ROAD ST KILDA	\$577,500	12/2/2024
2 611/3-5 ST KILDA ROAD ST KILDA	\$650,000	24/11/2023
3 1006/101 ST KILDA ROAD ST KILDA	\$618,000	13/11/24

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 six months.

This Statement of Information was prepared on: