

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

201/3 RAGLAN STREET ST KILDA EAST VIC 3183

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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,277

Property type

Unit

Suburb

St Kilda East

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

6/64 WESTBURY STREET ST KILDA EAST VIC 3183	\$570,000	14-Sep-24
2/1-3 GRAYLINGS AVENUE ST KILDA EAST VIC 3183	\$585,000	07-Dec-24
10/22 WESTBURY STREET ST KILDA EAST VIC 3183	\$605,000	15-Oct-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: 24 February 2025

Tracy Paus
 P (03) 9066 4812
 M 0439 766 175
 E tracypaus@mcgrath.com.au



**6/64 WESTBURY STREET ST
 KILDA EAST VIC 3183**

2 1 1

Sold Price **\$570,000** Sold Date **14-Sep-24**

Distance **0.33km**



**2/1-3 GRAYLINGS AVENUE ST
 KILDA EAST VIC 3183**

2 1 1

Sold Price **\$585,000** Sold Date **07-Dec-24**

Distance **0.14km**



**10/22 WESTBURY STREET ST
 KILDA EAST VIC 3183**

2 1 1

Sold Price **\$605,000** Sold Date **15-Oct-24**

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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