

## 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

1401/6 ST KILDA ROAD 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

\$375,000

&

\$412,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,464,000

Property type

House

Suburb

St Kilda

Period-from

01 Jul 2023

to

30 Jun 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

1105/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$410,000	22-Feb-24
118/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$401,000	06-Feb-24
25/62 WELLINGTON STREET ST KILDA VIC 3182	\$412,000	24-Jan-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: 22 July 2024

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**1105/3-5 ST KILDA ROAD ST KILDA VIC 3182** Sold Price **\$410,000** Sold Date **22-Feb-24**

1 1 1

Distance **0.23km**



**118/3-5 ST KILDA ROAD ST KILDA VIC 3182** Sold Price **\$401,000** Sold Date **06-Feb-24**

1 1 1

Distance **0.24km**



**25/62 WELLINGTON STREET ST KILDA VIC 3182** Sold Price **\$412,000** Sold Date **24-Jan-24**

1 1 1

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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