

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 Kipling Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,450,000

&

\$1,500,000

Median sale price

Median price

\$1,585,000

Property Type

House

Suburb

St Kilda

Period - From

01/01/2023

to

31/12/2023

Source

REIV

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
1	33 Hawsleigh Av BALACLAVA 3183	\$1,500,000	19/11/2023
2	168 Alma Rd ST KILDA EAST 3183	\$1,500,000	15/11/2023
3	7 Penleigh Ct ST KILDA EAST 3183	\$1,460,000	15/11/2023

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:

29/01/2024 09:10



3 1 2

Property Type: House (Res)

Land Size: 312 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,500,000

Median House Price

Year ending December 2023: \$1,585,000

Comparable Properties



33 Hawsleigh Av BALACLAVA 3183 (REI/VG)

Agent Comments

3 1 2

Price: \$1,500,000

Method: Private Sale

Date: 19/11/2023

Property Type: House

Land Size: 284 sqm approx



168 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 2

Price: \$1,500,000

Method: Sold Before Auction

Date: 15/11/2023

Property Type: House (Res)

Land Size: 627 sqm approx



7 Penleigh Ct ST KILDA EAST 3183 (REI)

Agent Comments

3 1 2

Price: \$1,460,000

Method: Sold Before Auction

Date: 15/11/2023

Property Type: House (Res)