

## 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

1/9 HERBERT STREET 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

\$770,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2023

to

30 Nov 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

11/15 HERBERT STREET ST KILDA VIC 3182	\$771,000	07-Oct-24
7/5 ORMOND ESPLANADE ELWOOD VIC 3184	\$820,000	21-Nov-24
4/36 BLANCHE STREET ST KILDA VIC 3182	\$805,000	08-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.

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**11/15 HERBERT STREET ST KILDA  
 VIC 3182**

2 1 1

Sold Price **\$771,000** Sold Date **07-Oct-24**

Distance **0.05km**



**7/5 ORMOND ESPLANADE  
 ELWOOD VIC 3184**

2 1 1

Sold Price <sup>RS</sup> **\$820,000** <sup>UN</sup> Sold Date **21-Nov-24**

Distance **1.3km**



**4/36 BLANCHE STREET ST KILDA  
 VIC 3182**

2 1 1

Sold Price <sup>RS</sup> **\$805,000** <sup>UN</sup> Sold Date **08-Oct-24**

Distance **0.67km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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