

## 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

Luxury 2-bedroom, 2-bathroom, 2-car park bay views ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,200,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$518,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2023

to

31 Oct 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

303/27-31 HERBERT STREET ST KILDA VIC 3182	\$1,185,000	07-Oct-23
7/12 BLESSINGTON STREET ST KILDA VIC 3182	\$1,100,000	16-Sep-23
71B ALMA ROAD ST KILDA VIC 3182	\$1,130,000	16-Dec-23

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: 20 November 2024



**303/27-31 HERBERT STREET ST  
KILDA VIC 3182**

 2  2  2

Sold Price

**\$1,185,000**

Sold Date

**07-Oct-23**

Distance

**0.79km**



**7/12 BLESSINGTON STREET ST  
KILDA VIC 3182**

 2  2  2

Sold Price

**\$1,100,000**

Sold Date

**16-Sep-23**

Distance

**0.76km**



**71B ALMA ROAD ST KILDA VIC  
3182**

 2  2  2

Sold Price

**\$1,130,000**

Sold Date

**16-Dec-23**

Distance

**0.57km**

RS = Recent sale

UN = Undisclosed Sale

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