

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

6/52-54 CLYDE STREET ST KILDA VIC 3182

Indicative selling price

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

Single Price

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

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

10/22-24 EILDON ROAD ST KILDA VIC 3182	\$490,000	05-Feb-25
25/107 PARK STREET ST KILDA WEST VIC 3182	\$465,000	26-Nov-24
7/108 PARK STREET ST KILDA WEST VIC 3182	\$465,000	04-Sep-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: 18 February 2025

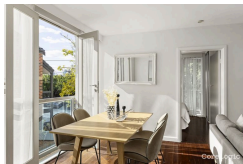


**10/22-24 EILDON ROAD ST KILDA
VIC 3182**

Sold Price ^{RS} **\$490,000** ^{UN} Sold Date **05-Feb-25**

1 1 -

Distance **0.28km**



**25/107 PARK STREET ST KILDA
WEST VIC 3182**

Sold Price **\$465,000** Sold Date **26-Nov-24**

1 1 1

Distance **1.37km**



**7/108 PARK STREET ST KILDA
WEST VIC 3182**

Sold Price Sold Date **04-Sep-24**

1 1 1

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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