

# 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

7/11 Park Street, St Kilda West Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$430,000

### Median sale price

Median price \$547,500

Property Type Unit

Suburb St Kilda West

Period - From 05/06/2023

to 04/06/2024

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	3/22-24 Nelson St BALACLAVA 3183	\$430,000	13/05/2024
2	16/8 St Leonards Av ST KILDA 3182	\$435,000	29/04/2024
3	1/105-107 Park St ST KILDA WEST 3182	\$429,000	17/04/2024

**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:

05/06/2024 16:52



1   1   1

**Rooms:** 4  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$430,000  
**Median Unit Price**  
05/06/2023 - 04/06/2024: \$547,500

## Comparable Properties



**3/22-24 Nelson St BALACLAVA 3183 (REI)**

**Agent Comments**

1   1   1

**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 13/05/2024  
**Property Type:** Apartment



**16/8 St Leonards Av ST KILDA 3182 (REI)**

**Agent Comments**

1   1   1

**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 29/04/2024  
**Property Type:** Apartment



**1/105-107 Park St ST KILDA WEST 3182 (REI)**

**Agent Comments**

1   1   1

**Price:** \$429,000  
**Method:** Private Sale  
**Date:** 17/04/2024  
**Property Type:** Apartment

**Account - Biggin & Scott** | P: 03 9534 0241 | F: 03 9525 4336