

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

102/11-13 JACKSON 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

or range
between

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2024

to

31 Dec 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

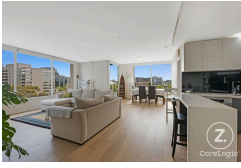
903/82 QUEENS ROAD MELBOURNE VIC 3004	\$740,000	08-Sep-24
201/60 WELLINGTON STREET ST KILDA VIC 3182	\$733,000	24-Sep-24
73/108 GREVILLE STREET PRAHRAN VIC 3181	\$770,000	21-Nov-24

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: 23 January 2025

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**903/82 QUEENS ROAD
 MELBOURNE VIC 3004**

2 2 1

Sold Price **\$740,000** Sold Date **08-Sep-24**

Distance **1.02km**



**201/60 WELLINGTON STREET ST
 KILDA VIC 3182**

2 2 1

Sold Price **\$733,000** Sold Date **24-Sep-24**

Distance **1.16km**



**73/108 GREVILLE STREET
 PRAHRAN VIC 3181**

2 1 1

Sold Price **\$770,000** Sold Date **21-Nov-24**

Distance **1.95km**

RS = Recent sale UN = Undisclosed Sale

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