

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

8/5 Herbert Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$595,000

Median sale price

Median price \$528,000

Property Type Unit

Suburb St Kilda

Period - From 01/11/2023

to 31/10/2024

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	10 Dalgety St ST KILDA 3182	\$580,000	21/08/2024
2	2/2a Robe St ST KILDA 3182	\$590,000	03/08/2024
3	5/23-25 Charnwood Rd ST KILDA 3182	\$600,000	22/07/2024

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:

01/11/2024 12:17

8/5 Herbert Street, St Kilda Vic 3182

Tony Gaudry
03 9646 4444
0417 169 560
tgaudry@chisholmgamon.com.au



2 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$595,000

Median Unit Price

01/11/2023 - 31/10/2024: \$528,000

Comparable Properties



10 Dalgety St ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$580,000

Method: Private Sale

Date: 21/08/2024

Property Type: House (Res)



2/2a Robe St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$590,000

Method: Auction Sale

Date: 03/08/2024

Property Type: Apartment



5/23-25 Charnwood Rd ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Private Sale

Date: 22/07/2024

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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