Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2211/3-5 St Kilda Road, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$561,000	Pro	perty Type	Jnit		Suburb	St Kilda
Period - From	01/10/2021	to	30/09/2022		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

Add	dress of comparable property	Price	Date of sale
1	804/576-578 St Kilda Rd MELBOURNE 3004	\$995,000	23/07/2022
2	6/347 Beaconsfield Pde ST KILDA WEST 3182	\$910,000	23/09/2022
3	302/582 St Kilda Rd MELBOURNE 3004	\$842,000	22/10/2022

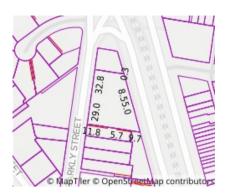
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/11/2022 09:10









Indicative Selling Price \$840,000 - \$880,000 **Median Unit Price** Year ending September 2022: \$561,000

Comparable Properties



804/576-578 St Kilda Rd MELBOURNE 3004

(REI) **└─** 2

Price: \$995,000 Method: Private Sale Date: 23/07/2022

Property Type: Apartment

Agent Comments



6/347 Beaconsfield Pde ST KILDA WEST 3182 Agent Comments

(REI)



Price: \$910,000 Method: Private Sale Date: 23/09/2022

Property Type: Apartment



302/582 St Kilda Rd MELBOURNE 3004 (REI)

Price: \$842,000 Method: Auction Sale Date: 22/10/2022

Property Type: Apartment

Agent Comments

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



