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	5 Hertford Street, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,621,000	Pro	perty Type	House		Suburb	St Kilda East
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	61 Norwood Rd CAULFIELD NORTH 3161	\$1,920,000	07/12/2024
2	320 Inkerman St ST KILDA EAST 3183	\$1,877,000	27/11/2024
3	49 Wilgah St ST KILDA EAST 3183	\$2,030,000	09/11/2024

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:	03/02/2025 12:34





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Indicative Selling Price \$1,650,000 - \$1,815,000 **Median House Price** December quarter 2024: \$1,621,000



Property Type: House

Agent Comments

Comparable Properties



61 Norwood Rd CAULFIELD NORTH 3161 (REI)

Price: \$1,920,000 Method: Auction Sale Date: 07/12/2024

Property Type: House (Res)

Agent Comments



320 Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments

Price: \$1,877,000

Method: Sold Before Auction

Date: 27/11/2024

Property Type: House (Res)



49 Wilgah St ST KILDA EAST 3183 (REI)

Agent Comments

Price: \$2,030,000 Method: Auction Sale Date: 09/11/2024

Property Type: House (Res) Land Size: 350 sqm approx

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889





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