

## 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

8/6 WOONSOCKET COURT ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2023

to

29 Feb 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

18/23-25 CHARNWOOD ROAD ST KILDA VIC 3182	\$600,000	18-Dec-23
1/129-131 ARGYLE STREET ST KILDA VIC 3182	\$638,000	19-Oct-23
4/86 BLESSINGTON STREET ST KILDA VIC 3182	\$653,000	29-Nov-23

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: 13 March 2024



**18/23-25 CHARNWOOD ROAD ST  
KILDA VIC 3182**

 2  1  -

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**18-Dec-23**

Distance

**0.43km**



**1/129-131 ARGYLE STREET ST  
KILDA VIC 3182**

 2  1  1

Sold Price

<sup>RS</sup> **\$638,000**

Sold Date

**19-Oct-23**

Distance

**0.91km**



**4/86 BLESSINGTON STREET ST  
KILDA VIC 3182**

 2  1  1

Sold Price

<sup>RS</sup> **\$653,000**

Sold Date

**29-Nov-23**

Distance

**1.18km**

RS = Recent sale

UN = Undisclosed Sale

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