

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

3/10a Mitford Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$520,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2024 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	Price	Date of sale
1	7/15 Beach Av ELWOOD 3184	\$748,000	14/12/2024
2	11/19 Mitford St ST KILDA 3182	\$745,000	21/10/2024
3	17/24 Acland St ST KILDA 3182	\$730,000	26/09/2024

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:

21/01/2025 13:08



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
Year ending December 2024: \$520,000

Comparable Properties



7/15 Beach Av ELWOOD 3184 (REI)

Agent Comments



Price: \$748,000
Method: Auction Sale
Date: 14/12/2024
Property Type: Apartment



11/19 Mitford St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$745,000
Method: Private Sale
Date: 21/10/2024
Property Type: Apartment



17/24 Acland St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 26/09/2024
Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



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