

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

10/14 Deakin Street, St Kilda West Vic 3182

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$535,000

Property Type Unit

Suburb St Kilda West

Period - From 01/01/2025

to

31/03/2025

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	10/86 Park St ST KILDA WEST 3182	\$422,500	26/03/2025
2	9/14 Deakin St ST KILDA WEST 3182	\$402,500	22/03/2025
3	108/363 Beaconsfield Pde ST KILDA WEST 3182	\$420,000	22/11/2024

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:

16/04/2025 08:55



Rooms: 3
Property Type: Flat
Land Size: 672.411 sqm approx
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
March quarter 2025: \$535,000

Comparable Properties



10/86 Park St ST KILDA WEST 3182 (REI)



Price: \$422,500
Method: Private Sale
Date: 26/03/2025
Property Type: Apartment

Agent Comments

Older style complex, 0.31km from subject property



9/14 Deakin St ST KILDA WEST 3182 (REI)



Price: \$402,500
Method: Auction Sale
Date: 22/03/2025
Property Type: Apartment

Agent Comments

Sam Complex, has car parking



108/363 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG)



Price: \$420,000
Method: Private Sale
Date: 22/11/2024
Property Type: Apartment

Agent Comments

Main Rd address, older style complex, has carparking