Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	10/14 Deakin Street, St Kilda West Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between \$400,000 & \$440,000	Range between	\$400,000	&	\$440,000
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Median sale price

Median price	\$535,000	Pro	perty Type U	nit		Suburb	St Kilda West
Period - From	01/01/2025	to	31/03/2025	So	ource	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

	aress of comparable property	1 1100	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



Date of sale



Simon Dale 0425771377 sdale@bigginscott.com.au

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





Rooms: 3

Property Type: Flat

Land Size: 672.411 sqm approx

Agent Comments

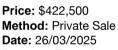
Comparable Properties



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

Agent Comments

Older style complex, 0.31km from subject property



Property Type: Apartment



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

Agent Comments

Sam Complex, has car parking

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

Property Type: Apartment



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

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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