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

102/12-18 Martin Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	
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Single price \$350,000

Median sale price

Median price	\$505,000	Pro	perty Type Uni	t		Suburb	St Kilda
Period - From	01/01/2025	to	31/03/2025	So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	6/61-63 Pakington St ST KILDA 3182	\$330,000	07/04/2025
2	406/88 Carlisle St ST KILDA 3182	\$345,000	25/03/2025
3	104/40-44 Pakington St ST KILDA 3182	\$335,000	12/12/2024

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:

09/05/2025 14:34





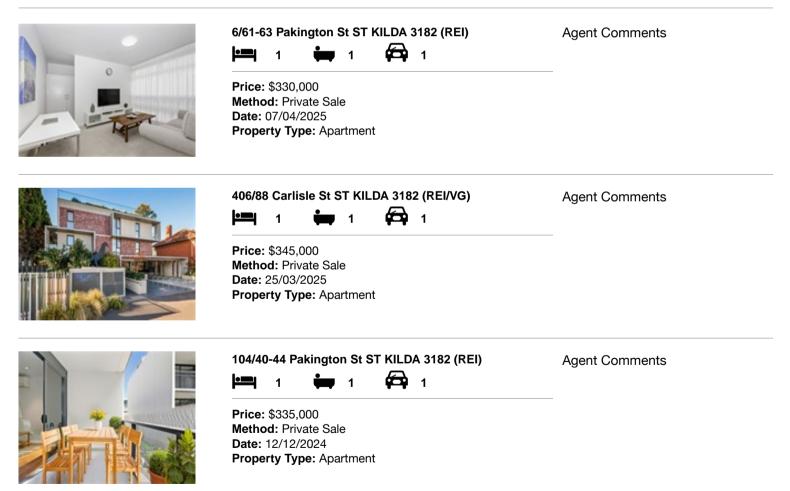




Property Type: Apartment Agent Comments

Indicative Selling Price \$350,000 Median Unit Price March quarter 2025: \$505,000

Comparable Properties



Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



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