

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

110/13 WELLINGTON STREET ST KILDA VIC 3182

Indicative selling price

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

Single Price

\$599,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2023

to

31 Oct 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

222/32 BRAY STREET SOUTH YARRA VIC 3141	\$620,000	15-Jun-24
40 WILSON STREET SOUTH YARRA VIC 3141	\$610,000	24-Oct-24
708/31 GRATTAN STREET PRAHRAN VIC 3181	\$630,000	20-Jun-24

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: 28 November 2024

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**222/32 BRAY STREET SOUTH
YARRA VIC 3141**

2 2 1

Sold Price **\$620,000** Sold Date **15-Jun-24**

Distance **1.64km**



**40 WILSON STREET SOUTH
YARRA VIC 3141**

2 2 1

Sold Price ^{RS} **\$610,000** Sold Date **24-Oct-24**

Distance **1.73km**



**708/31 GRATTAN STREET
PRAHRAN VIC 3181**

2 2 1

Sold Price **\$630,000** Sold Date **20-Jun-24**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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