

## 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

14/38 WATERLOO CRESCENT ST KILDA VIC 3182

### Indicative selling price

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

Single Price

or range  
between

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2024

to

30 Apr 2025

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

24/55 ALEXANDRA STREET ST KILDA EAST VIC 3183

\$480,000

25-Mar-25

200/632 ST KILDA ROAD MELBOURNE VIC 3004

\$470,000

29-Jan-25

6/360 CARLISLE STREET BALACLAVA VIC 3183

\$475,000

19-Mar-25

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: 15 May 2025

Rachael O'Connor

M 0411 141 923

E racheloconnor@mcgrath.com.au

**24/55 ALEXANDRA STREET ST  
KILDA EAST VIC 3183**

1 1 1

Sold Price

**\$480,000**

Sold Date

**25-Mar-25**

Distance

**1.67km****200/632 ST KILDA ROAD  
MELBOURNE VIC 3004**

1 1 1

Sold Price

**\$470,000**

Sold Date

**29-Jan-25**

Distance

**0.96km****6/360 CARLISLE STREET  
BALACLAVA VIC 3183**

1 1 1

Sold Price

<sup>RS</sup> **\$475,000** <sup>UN</sup>

Sold Date

**19-Mar-25**

Distance

**1.39km****RS** = Recent sale**UN** = Undisclosed Sale

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