

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

16/40 WATERLOO CRESCENT 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

or range
between

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2024

to

31 May 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

6/82 GREY STREET ST KILDA VIC 3182	\$219,500	20-Mar-25
7/92-94 GREY STREET ST KILDA VIC 3182	\$216,000	09-Apr-25
47/92-94 GREY STREET ST KILDA VIC 3182	\$215,000	30-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: 23 June 2025

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**6/82 GREY STREET ST KILDA VIC 3182**

Sold Price

\$219,500

Sold Date

20-Mar-25

1

1

1

Distance

0.24km**7/92-94 GREY STREET ST KILDA VIC 3182**

Sold Price

\$216,000

Sold Date

09-Apr-25

1

1

-

Distance

0.21km**47/92-94 GREY STREET ST KILDA VIC 3182**

Sold Price

\$215,000

Sold Date

30-Mar-25

-

1

1

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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