#### 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	16 Mozart Street, St Kilda Vic 3182
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,800,000	Pro	perty Type	House		Suburb	St Kilda
Period - From	01/04/2025	to	30/06/2025		Source	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 Price Date of sale

1	32 Godfrey Av ST KILDA EAST 3183	\$1,700,000	19/07/2025
2	15 Hartpury Av ELWOOD 3184	\$1,735,000	18/06/2025
3	32 Southey St ELWOOD 3184	\$1,620,000	26/03/2025

#### 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:	12/09/2025 11:03









Rooms: 5

Property Type: House Land Size: 234 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,600,000 - \$1,700,000 **Median House Price** June quarter 2025: \$1,800,000

### Comparable Properties



32 Godfrey Av ST KILDA EAST 3183 (REI)

Price: \$1,700,000 Method: Auction Sale Date: 19/07/2025

Property Type: House (Res) Land Size: 215 sqm approx

**Agent Comments** 



15 Hartpury Av ELWOOD 3184 (REI/VG)





Agent Comments

Price: \$1,735,000

Method: Sold Before Auction

Date: 18/06/2025

Property Type: House (Res) Land Size: 316 sqm approx

32 Southey St ELWOOD 3184 (REI/VG)







Price: \$1,620,000 Method: Private Sale Date: 26/03/2025 Property Type: House Land Size: 255 sqm approx **Agent Comments** 



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





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