

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

17/11 REDAN 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

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2024

to

31 Mar 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




10/101 ALMA ROAD ST KILDA EAST VIC 3183	\$662,000	15-Oct-24
10/125 ALMA ROAD ST KILDA EAST VIC 3183	\$640,000	13-Jan-25
4/44 WELLINGTON STREET ST KILDA VIC 3182	\$661,000	09-Oct-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.~~

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 <p>10/101 ALMA ROAD ST KILDA EAST VIC 3183</p>	<p>Sold Price \$662,000</p> <p>Sold Date 15-Oct-24</p> <p>Distance 0.52km</p>	<p>Sold Price \$662,000</p> <p>Sold Date 15-Oct-24</p> <p>Distance 0.52km</p>
 <p>10/125 ALMA ROAD ST KILDA EAST VIC 3183</p>	<p>Sold Price \$640,000</p> <p>Sold Date 13-Jan-25</p> <p>Distance 0.74km</p>	<p>Sold Price \$640,000</p> <p>Sold Date 13-Jan-25</p> <p>Distance 0.74km</p>
 <p>4/44 WELLINGTON STREET ST KILDA VIC 3182</p>	<p>Sold Price \$661,000</p> <p>Sold Date 09-Oct-24</p> <p>Distance 0.46km</p>	<p>Sold Price \$661,000</p> <p>Sold Date 09-Oct-24</p> <p>Distance 0.46km</p>

RS = Recent sale

UN = Undisclosed Sale

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