

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 Fawkner Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,670,000

Property Type House

Suburb St Kilda

Period - From 01/01/2025

to 31/03/2025

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	11a Prentice St ST KILDA EAST 3183	\$1,400,000	20/03/2025
2	36 Lambeth PI ST KILDA 3182	\$1,321,000	14/02/2025
3	4 Balston St BALACLAVA 3183	\$1,350,000	04/12/2024

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:

06/05/2025 10:02



3 2 1

Property Type: House

Agent Comments

Comparable Properties



11a Prentice St ST KILDA EAST 3183 (REI/VG)

Agent Comments

4 1 2

Price: \$1,400,000

Method: Private Sale

Date: 20/03/2025

Property Type: House

Land Size: 219 sqm approx



36 Lambeth Pl ST KILDA 3182 (REI/VG)

Agent Comments

3 1 1

Price: \$1,321,000

Method: Private Sale

Date: 14/02/2025

Property Type: House

Land Size: 200 sqm approx



4 Balston St BALACLAVA 3183 (REI/VG)

Agent Comments

3 2 -

Price: \$1,350,000

Method: Private Sale

Date: 04/12/2024

Property Type: House (Res)

Land Size: 222 sqm approx