

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

2/25 Neptune Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$975,000

&

\$1,065,500

Median sale price

Median price \$523,000

Property Type Unit

Suburb St Kilda

Period - From 01/10/2024

to 31/12/2024

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	366A Barkly St ELWOOD 3184	\$1,035,000	17/02/2025
2	5/24 Park St ST KILDA WEST 3182	\$1,054,000	07/12/2024
3	7/10 Tennyson St ST KILDA 3182	\$987,000	06/12/2024

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:

18/03/2025 14:27

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Indicative Selling Price

\$975,000 - \$1,065,500

Median Unit Price

December quarter 2024: \$523,000

**Property Type:** House (Res)**Land Size:** 153 sqm approx**Agent Comments**

Comparable Properties

**366A Barkly St ELWOOD 3184 (REI)****Agent Comments****Price:** \$1,035,000**Method:** Private Sale**Date:** 17/02/2025**Property Type:** Unit**Land Size:** 230 sqm approx**5/24 Park St ST KILDA WEST 3182 (REI)****Agent Comments****Price:** \$1,054,000**Method:** Auction Sale**Date:** 07/12/2024**Property Type:** Apartment**7/10 Tennyson St ST KILDA 3182 (REI)****Agent Comments****Price:** \$987,000**Method:** Private Sale**Date:** 06/12/2024**Property Type:** Apartment