## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	2/25 York Street, St Kilda West Vic 3182
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$590,000	&	\$649,000
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#### Median sale price

Median price	\$595,000	Pro	perty Type Ur	it		Suburb	St Kilda West
Period - From	01/01/2024	to	31/12/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	1/64 York St ST KILDA WEST 3182	\$640,000	19/03/2025
2	10/31 York St ST KILDA WEST 3182	\$650,000	16/03/2025
3	7/25 York St ST KILDA WEST 3182	\$631,000	03/12/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/04/2025 16:03
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James Burne 9520 9020 0434 288 066 iburne@bigginscott.com.au

**Indicative Selling Price** \$590,000 - \$649,000 **Median Unit Price** Year ending December 2024: \$595,000





Property Type: Apartment **Agent Comments** 

## Comparable Properties



1/64 York St ST KILDA WEST 3182 (REI)

2

Price: \$640,000 Method: Private Sale Date: 19/03/2025

Property Type: Apartment

**Agent Comments** 



10/31 York St ST KILDA WEST 3182 (VG)

2





Price: \$650,000 Method: Sale Date: 16/03/2025

Property Type: Strata Flat - Single OYO Flat

Agent Comments



7/25 York St ST KILDA WEST 3182 (REI/VG)





Price: \$631,000 Method: Private Sale Date: 03/12/2024

Property Type: Apartment

**Agent Comments** 

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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