

# 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 York Street, St Kilda West Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$649,000

### Median sale price

Median price \$595,000 Property Type Unit Suburb St Kilda West

Period - From 01/01/2024 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	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 comparable properties 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

James Burne  
9520 9020  
0434 288 066  
jburne@bigginScott.com.au



2 1 1

Property Type: Apartment  
Agent Comments

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

Comparable Properties



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

Agent Comments

2 1 -

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



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

Agent Comments

2 - -

Price: \$650,000  
Method: Sale  
Date: 16/03/2025  
Property Type: Strata Flat - Single OYO Flat



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

Agent Comments

2 1 1

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