

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 Mozart Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$2,850,000

&

\$3,050,000

Median sale price

Median price \$1,605,000

Property Type House

Suburb St Kilda

Period - From 01/04/2024

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	14 Raleigh St WINDSOR 3181	\$3,035,000	28/04/2025
2	51 Mcilwrick St WINDSOR 3181	\$3,085,000	17/02/2025
3			

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:

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Dannie Corr
+ 61 3 9534 8014
+61 418 100 226
sales@whiting.com.au

Indicative Selling Price
\$2,850,000 - \$3,050,000

Median House Price
Year ending March 2025: \$1,605,000



5 2 2

Rooms: 10
Property Type: House
Agent Comments

Comparable Properties



14 Raleigh St WINDSOR 3181 (REI)

Agent Comments

5 3 1

Price: \$3,035,000
Method: Private Sale
Date: 28/04/2025
Property Type: House



51 Mcilwrick St WINDSOR 3181 (REI/VG)

Agent Comments

5 3 1

Price: \$3,085,000
Method: Sold Before Auction
Date: 17/02/2025
Property Type: House (Res)
Land Size: 424 sqm approx

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.