

## 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

204/43 DUKE STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$335,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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 6 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

204/126-126A CHAPEL STREET ST KILDA VIC 3182	\$349,000	31-Dec-24
104/40-44 PAKINGTON STREET ST KILDA VIC 3182	\$335,000	29-Nov-24
6/31 BLENHEIM STREET BALACLAVA VIC 3183	\$343,000	18-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 20 March 2025

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**204/126-126A CHAPEL STREET ST** Sold Price **\$349,000** Sold Date **31-Dec-24**  
**KILDA VIC 3182**

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Distance **0.16km**



**104/40-44 PAKINGTON STREET ST** Sold Price **\$335,000** Sold Date **29-Nov-24**  
**KILDA VIC 3182**

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Distance **0.28km**



**6/31 BLENHEIM STREET** Sold Price **\$343,000** Sold Date **18-Oct-24**  
**BALACLAVA VIC 3183**

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Distance **0.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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