

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

211/27-31 HERBERT STREET ST KILDA VIC 3182

Indicative selling price

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

Single Price

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$503,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

5/9-11 VALE STREET ST KILDA VIC 3182

\$645,000

22-Mar-25

201/3 RAGLAN STREET ST KILDA EAST VIC 3183

\$625,000

19-Mar-25

17/45-47 HOTHAM STREET ST KILDA EAST VIC 3183

\$645,000

08-Mar-25

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: 12 August 2025

Rachael O'Connor

M 0411 141 923

E racheloconnor@mcgrath.com.au

**5/9-11 VALE STREET ST KILDA VIC 3182**

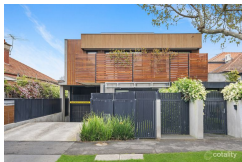
Sold Price

\$645,000

Sold Date

22-Mar-25 2 1 1

Distance

0.68km**201/3 RAGLAN STREET ST KILDA EAST VIC 3183**

Sold Price

\$625,000

Sold Date

19-Mar-25 2 1 1

Distance

1.45km**17/45-47 HOTHAM STREET ST KILDA EAST VIC 3183**

Sold Price

\$645,000

Sold Date

08-Mar-25 2 1 1

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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