# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 212/181 St Kilda Road, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting				
Single price	\$310,000			

#### Median sale price

Median price	\$520,000	Pro	perty Type Uni	t		Suburb	St Kilda
Period - From	01/01/2024	to	31/12/2024	So	urce	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	11/23 Irwell St ST KILDA 3182	\$305,000	23/12/2024
2	203/135 Inkerman St ST KILDA 3182	\$310,000	20/12/2024
3	805/568 St Kilda Rd MELBOURNE 3004	\$300,000	02/08/2024

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:

20/01/2025 09:51



212/181 St Kilda Road, St Kilda Vic 3182

# BigginScott<sup>\*</sup>

Claudio Perruzza



**Property Type:** Apartment Agent Comments

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Indicative Selling Price \$310,000 Median Unit Price Year ending December 2024: \$520,000

# **Comparable Properties**

11/23 Irwell St ST KILDA 3182 (REI)         1       1         Price: \$305,000         Method: Private Sale         Date: 23/12/2024         Property Type: Apartment	Agent Comments
203/135 Inkerman St ST KILDA 3182 (REI) 1 1 1 Price: \$310,000 Method: Private Sale Date: 20/12/2024 Property Type: Apartment	Agent Comments
805/568 St Kilda Rd MELBOURNE 3004 (VG) 1  Price: \$300,000 Method: Sale Date: 02/08/2024 Property Type: Subdivided Flat - Single OYO Flat	Agent Comments

#### Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



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