### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

ner Street, St Kilda Vic 3182

#### Indicative selling price

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

Range between \$450,000 & \$495,000	Range between	\$450,000	&	\$495,000
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#### Median sale price

Median price	\$528,000	Pro	perty Type	Unit		Suburb	St Kilda
Period - From	12/03/2024	to	11/03/2025		Source	Property	/ Data

# 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

Add	dress of comparable property	Price	Date of sale
1	18/40 Upton Rd WINDSOR 3181	\$504,000	05/03/2025
2	5/40 Gourlay St BALACLAVA 3183	\$460,000	06/02/2025
3	13/55 Alexandra St ST KILDA EAST 3183	\$500,000	08/10/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/03/2025 00:15









Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$450,000 - \$495,000 **Median Unit Price** 12/03/2024 - 11/03/2025: \$528,000

# Comparable Properties



18/40 Upton Rd WINDSOR 3181 (REI)

Price: \$504,000 Method: Private Sale Date: 05/03/2025

Property Type: Apartment Land Size: 72 sqm approx **Agent Comments** 



5/40 Gourlay St BALACLAVA 3183 (REI)

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**Agent Comments** 

Price: \$460,000 Method: Private Sale Date: 06/02/2025

Property Type: Apartment

13/55 Alexandra St ST KILDA EAST 3183 (REI/VG)

Price: \$500,000 Method: Private Sale Date: 08/10/2024

Property Type: Apartment

**Agent Comments** 

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