

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

3/131 GLEN EIRA ROAD ST KILDA EAST VIC 3183

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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 May 2024

to

30 Apr 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

| | | |
|---|-----------|-----------|
| 11/16A CHAPEL STREET ST KILDA VIC 3182 | \$460,000 | 29-Jan-25 |
| 5/174 BARKLY STREET ST KILDA VIC 3182 | \$445,000 | 15-Feb-25 |
| 8/193-195 INKERMAN STREET ST KILDA VIC 3182 | \$445,000 | 17-Jan-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: 10 May 2025



**11/16A CHAPEL STREET ST KILDA
VIC 3182**

2 1 1

Sold Price

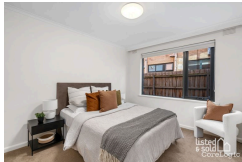
\$460,000

Sold Date

29-Jan-25

Distance

1.62km



**5/174 BARKLY STREET ST KILDA
VIC 3182**

2 1 -

Sold Price

\$445,000

Sold Date

15-Feb-25

Distance

1.78km



**8/193-195 INKERMANN STREET ST
KILDA VIC 3182**

2 1 -

Sold Price

Sold Date

17-Jan-25

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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