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 Queen Street, St Kilda East Vic 3183
pooloodo	

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000	Range between	\$1,650,000	&	\$1,750,000
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Median sale price

Median price	\$1,570,000	Pro	perty Type	House		Suburb	St Kilda East
Period - From	01/04/2024	to	31/03/2025		Source	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.

Ad	dress of comparable property	Price	Date of sale
1	11 Kipling St ST KILDA 3182	\$1,740,000	12/04/2025
2	11a Blenheim St BALACLAVA 3183	\$1,702,000	14/12/2024
3	19 Marlton Cr ST KILDA 3182	\$1,720,000	30/11/2024

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:	28/04/2025 08:07













Property Type:

Divorce/Estate/Family Transfers Land Size: 313 sqm approx

Agent Comments

Indicative Selling Price \$1,650,000 - \$1,750,000 **Median House Price** Year ending March 2025: \$1,570,000

Comparable Properties



11 Kipling St ST KILDA 3182 (REI)

Price: \$1,740,000 Method: Auction Sale Date: 12/04/2025

Property Type: House (Res) Land Size: 314 sqm approx

Agent Comments



11a Blenheim St BALACLAVA 3183 (REI/VG)





Agent Comments

Price: \$1,702,000 Method: Auction Sale Date: 14/12/2024

Property Type: House (Res) Land Size: 321 sqm approx

19 Marlton Cr ST KILDA 3182 (REI/VG)



Price: \$1,720,000 Method: Auction Sale Date: 30/11/2024

Property Type: House (Res) Land Size: 249 sqm approx **Agent Comments**

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





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