

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 GODFREY AVENUE, ST KILDA EAST, VIC 3183

Indicative selling price

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

Price Range: \$1,450,000 to \$1,550,000

Median sale price

Median price \$1,855,250

Property type

House

Suburb

ST KILDA EAST

Period 01 April 2025 to 30 June 2025

Source

pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6 GODFREY AVE, ST KILDA EAST, VIC 3183	\$1,600,000	13/03/2025
23 WRIGHTS TCE, PRAHRAN, VIC 3181	\$1,350,000	05/07/2025
23 WRIGHTS TCE, PRAHRAN, VIC 3181	*\$1,350,000	24/06/2025

This Statement of Information was prepared on:

07/07/2025