

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

4/1 DUKE STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2024

to

30 Jun 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

19/41-43 ALMA ROAD ST KILDA VIC 3182	\$630,000	06-Jan-25
205/1A PEEL STREET WINDSOR VIC 3181	\$625,000	26-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.

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**19/41-43 ALMA ROAD ST KILDA
VIC 3182** 2  1  2

Sold Price

\$630,000

Sold Date

06-Jan-25

Distance

0.74km**205/1A PEEL STREET WINDSOR
VIC 3181** 2  1  2

Sold Price

\$625,000

Sold Date

26-Jan-25

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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