

# 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

4/36 Waterloo Crescent, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$250,000

&

\$270,000

### Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/01/2024

to

31/12/2024

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.

	Address of comparable property	Price	Date of sale
1	6/50 Wellington St ST KILDA 3182	\$257,500	03/01/2025
2	14/83 Westbury St ST KILDA EAST 3183	\$259,000	23/09/2024
3	9/50 Carlisle St ST KILDA 3182	\$254,500	09/09/2024

**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:

20/01/2025 17:01



 1  
  1  
  1

**Rooms:** 2

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$250,000 - \$270,000

**Median Unit Price**

Year ending December 2024: \$520,000

## Comparable Properties



**6/50 Wellington St ST KILDA 3182 (REI)**

**Agent Comments**

 1  
  1  
  1

**Price:** \$257,500

**Method:** Private Sale

**Date:** 03/01/2025

**Property Type:** Apartment



**14/83 Westbury St ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

 1  
  1  
  1

**Price:** \$259,000

**Method:** Private Sale

**Date:** 23/09/2024

**Property Type:** Unit



**9/50 Carlisle St ST KILDA 3182 (REI/VG)**

**Agent Comments**

 1  
  1  
  1

**Price:** \$254,500

**Method:** Private Sale

**Date:** 09/09/2024

**Property Type:** Apartment

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372