

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

4/47 ARGYLE 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

or range
between

\$560,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

15/93 ARGYLE STREET ST KILDA VIC 3182	\$558,000	18-Jul-25
1/2A FOSTER STREET ST KILDA VIC 3182	\$615,000	07-Nov-25
1/95A ALMA ROAD ST KILDA EAST VIC 3183	\$577,000	24-May-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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15/93 ARGYLE STREET ST KILDA VIC 3182

2 1 1

Sold Price

\$558,000

Sold Date

18-Jul-25

Distance

0.24km



1/2A FOSTER STREET ST KILDA VIC 3182

2 1 -

Sold Price

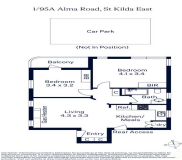
^{RS} **\$615,000**

Sold Date

07-Nov-25

Distance

0.64km



1/95A ALMA ROAD ST KILDA EAST VIC 3183

2 1 1

Sold Price

\$577,000

Sold Date

24-May-25

Distance

0.66km



17/193 FITZROY STREET ST KILDA VIC 3182

2 1 -

Sold Price

\$582,500

Sold Date

22-Sep-25

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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