

## 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

5/5 WOONSOCKET COURT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2024

to

30 Apr 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

73/8 PERTH STREET PRAHRAN VIC 3181	\$745,000	12-Mar-25
1616/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$710,000	06-Mar-25
5/16 TENNYSON STREET ST KILDA VIC 3182	\$750,000	10-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.~~

This Statement of Information was prepared on: 20 May 2025

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**73/8 PERTH STREET PRAHRAN VIC 3181** Sold Price **\$745,000** Sold Date **12-Mar-25**

2 1 1

Distance **1.05km**



**1616/555-563 ST KILDA ROAD MELBOURNE VIC 3004** Sold Price <sup>RS</sup> **\$710,000** Sold Date **06-Mar-25**

2 1 1

Distance **1.27km**



**5/16 TENNYSON STREET ST KILDA VIC 3182** Sold Price <sup>RS</sup> **\$750,000** <sup>UN</sup> Sold Date **10-May-25**

2 1 1

Distance **1.4km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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