

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

8/5 WOONSOCKET COURT 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$504,000

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

9/15-17 CRIMEA STREET ST KILDA VIC 3182	\$412,000	07-Apr-25
17 ROBE STREET ST KILDA VIC 3182	\$407,000	13-Jan-25
10/86 PARK STREET ST KILDA WEST VIC 3182	\$422,500	26-Mar-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: 01 May 2025



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**9/15-17 CRIMEA STREET ST KILDA
VIC 3182**

1 1 1

Sold Price

^{RS} **\$412,000** ^{UN}

Sold Date **07-Apr-25**

Distance **0.5km**



**17 ROBE STREET ST KILDA VIC
3182**

1 1 1

Sold Price

^{RS} **\$407,000** ^{UN}

Sold Date **13-Jan-25**

Distance **0.85km**



**10/86 PARK STREET ST KILDA
WEST VIC 3182**

1 1 1

Sold Price

^{RS} **\$422,500**

Sold Date **26-Mar-25**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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