

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

8/18 PRINCES 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

\$749,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2024

to

28 Feb 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

1/136 ALMA ROAD ST KILDA EAST VIC 3183	\$762,500	20-Oct-24
5/1A HAWSLEIGH AVENUE BALACLAVA VIC 3183	\$710,000	17-Nov-24
5/47 ACLAND STREET ST KILDA VIC 3182	\$800,000	12-Dec-24

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: 04 March 2025

Susie Novak
P 0385393333
M 0402205399
E susienovak@mcgrath.com.au



**1/136 ALMA ROAD ST KILDA EAST
VIC 3183**

Sold Price

^{RS} **\$762,500** ^{UN}

Sold Date **20-Oct-24**

2 1 1

Distance **1.5km**



**5/1A HAWSLEIGH AVENUE
BALACLAVA VIC 3183**

Sold Price

^{RS} **\$710,000** ^{UN}

Sold Date **17-Nov-24**

2 1 1

Distance **1.9km**



**5/47 ACLAND STREET ST KILDA
VIC 3182**

Sold Price

\$800,000

Sold Date **12-Dec-24**

3 1 1

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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