

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

806/101 ST KILDA ROAD 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

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

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

1101/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$808,000	03-Dec-24
2108/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$645,000	08-Oct-24
6/170 ST KILDA ROAD ST KILDA VIC 3182	-	12-Feb-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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1101/3-5 ST KILDA ROAD ST KILDA VIC 3182 Sold Price **\$808,000** Sold Date **03-Dec-24**

2 2 1

Distance **0.11km**



2108/3-5 ST KILDA ROAD ST KILDA VIC 3182 Sold Price **\$645,000** Sold Date **08-Oct-24**

2 2 1

Distance **0.11km**



6/170 ST KILDA ROAD ST KILDA VIC 3182 Sold Price ^{RS UN} **-** Sold Date **12-Feb-25**

2 2 1

Distance **0.22km**

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

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