

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

81/3 ALFRED SQUARE 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$504,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2024

to

31 Mar 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

5/5 HERBERT STREET ST KILDA VIC 3182

\$700,000

07-Dec-24

11/19 MITFORD STREET ST KILDA VIC 3182

\$745,000

21-Oct-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: 10 April 2025

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**5/5 HERBERT STREET ST KILDA
VIC 3182** 2  1  1

Sold Price

\$700,000 Sold Date **07-Dec-24**Distance **1.01km****11/19 MITFORD STREET ST KILDA
VIC 3182** 2  2  -

Sold Price

\$745,000 Sold Date **21-Oct-24**Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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