

## 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

Stunning 2-bedroom, 2-bathroom, 1 car garage, 1-study, sunroom apartment  
ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,060,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2023

to

30 Jun 2024

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

309/2 ALBERT STREET ST KILDA VIC 3182	\$827,761	13-Jun-24
6/1 HAMMERDALE AVENUE ST KILDA EAST VIC 3183	\$915,000	26-Feb-24
7/358 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$1,150,000	26-Jun-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: 25 July 2024



**309/2 ALBERT STREET ST KILDA  
 VIC 3182**

2 2 1

Sold Price

**\$827,761**

Sold Date **13-Jun-24**

Distance **0.54km**



**6/1 HAMMERDALE AVENUE ST  
 KILDA EAST VIC 3183**

2 2 1

Sold Price

**\$915,000**

Sold Date **26-Feb-24**

Distance **0.93km**



**7/358 BEACONSFIELD PARADE ST  
 KILDA WEST VIC 3182**

2 2 1

Sold Price

<sup>RS</sup> **\$1,150,000**

Sold Date **26-Jun-24**

Distance **1.26km**



**1E/635-643 ST KILDA ROAD  
 MELBOURNE VIC 3004**

2 2 1

Sold Price

**\$960,000**

Sold Date **21-Feb-24**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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