

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 apartment 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

\$965,000

&

\$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
2/358 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$960,000	16-Mar-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**



**2/358 BEACONSFIELD PARADE ST
KILDA WEST VIC 3182**

2 2 1

Sold Price

\$960,000

Sold Date **16-Mar-24**

Distance **1.26km**



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

2 2 1

Sold Price

Sold Date **21-Feb-24**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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