

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

10/39-43 WELLINGTON 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

or range
between

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,310,000

Property type

House

Suburb

St Kilda

Period-from

01 May 2024

to

30 Apr 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

9/39-43 WELLINGTON STREET ST KILDA VIC 3182	\$712,000	04-Apr-25
17/11 REDAN STREET ST KILDA VIC 3182	\$669,000	10-May-25
408/605 ST KILDA ROAD MELBOURNE VIC 3004	\$700,000	15-Apr-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.~~

This Statement of Information was prepared on: 28 May 2025

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**9/39-43 WELLINGTON STREET ST
KILDA VIC 3182**

Sold Price

^{RS} **\$712,000** ^{UN}

Sold Date **04-Apr-25**

 2  2  -

Distance **0km**



**17/11 REDAN STREET ST KILDA VIC
3182**

Sold Price

^{RS} **\$669,000** ^{UN}

Sold Date **10-May-25**

 2  1  -

Distance **0.52km**



**408/605 ST KILDA ROAD
MELBOURNE VIC 3004**

Sold Price

^{RS} **\$700,000** ^{UN}

Sold Date **15-Apr-25**

 2  2  1

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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