

# 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

102/43 Duke Street, 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)

Range between \$410,000 & \$430,000

### Median sale price

Median price \$525,000 Property Type Unit Suburb St Kilda

Period - From 01/07/2023 to 30/09/2023 Source REIV

### 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 six 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
1	209/88 Carlisle St ST KILDA 3182	\$430,000	09/08/2023
2	203/24 Crimea St ST KILDA 3182	\$416,000	03/12/2023
3	G02/182 Barkly St ST KILDA 3182	\$414,000	31/08/2023

**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 six months.~~

This Statement of Information was prepared on:

13/12/2023 09:03



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$410,000 - \$430,000

**Median Unit Price**

September quarter 2023: \$525,000

## Comparable Properties



**209/88 Carlisle St ST KILDA 3182 (REI/VG)**

Agent Comments



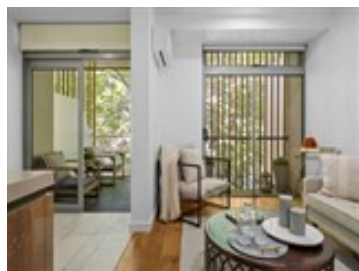
**Price:** \$430,000

**Method:** Private Sale

**Date:** 09/08/2023

**Rooms:** 3

**Property Type:** Apartment



**203/24 Crimea St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$416,000

**Method:** Private Sale

**Date:** 03/12/2023

**Property Type:** Apartment



**G02/182 Barkly St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$414,000

**Method:** Private Sale

**Date:** 31/08/2023

**Property Type:** Apartment

Account - Little Real Estate | P: 07 3037 0255