

# 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

112/131 Acland 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 \$310,000 & \$341,000

### Median sale price

Median price \$530,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2022 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 | 4/8 Henry St WINDSOR 3181         | \$227,000 | 30/11/2023   |
| 2 | 17/131 Glen Huntly Rd ELWOOD 3184 | \$220,000 | 05/12/2023   |
| 3 | 4/35 Charles St ST KILDA 3182     | \$215,000 | 04/12/2023   |

**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:

15/12/2023 12:17



**Rooms:** 3  
**Property Type:** Unit  
 Agent Comments

**Indicative Selling Price**  
 \$310,000 - \$341,000  
**Median Unit Price**  
 Year ending September 2023: \$530,000

## Comparable Properties

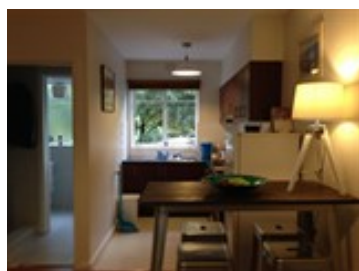


**4/8 Henry St WINDSOR 3181 (REI)**

Agent Comments



**Price:** \$227,000  
**Method:** Auction Sale  
**Date:** 30/11/2023  
**Property Type:** Apartment



**17/131 Glen Huntly Rd ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$220,000  
**Method:** Private Sale  
**Date:** 05/12/2023  
**Property Type:** Apartment



**4/35 Charles St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$215,000  
**Method:** Private Sale  
**Date:** 04/12/2023  
**Property Type:** Apartment

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372