### 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

117/27-31 Herbert Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$440,000		&		\$470,000			
Median sale p	rice							
Median price	\$520,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	205/95 Ormond Rd ELWOOD 3184	\$466,000	09/05/2025
2	1/93 Ormond Rd ELWOOD 3184	\$470,000	05/04/2025
3	3/119 Tennyson St ELWOOD 3184	\$495,000	26/03/2025

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:

03/06/2025 10:12







Rooms: 2 Property Type: Apartment Agent Comments

## Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price \$440,000 - \$470,000 Median Unit Price Year ending March 2025: \$520,000

# **Comparable Properties**



205/95 Ormond Rd ELWOOD 3184 (REI)

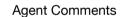


Price: \$466,000 Method: Private Sale Date: 09/05/2025 Property Type: Apartment

Price: \$470.000

1/93 Ormond Rd ELWOOD 3184 (REI)

1



Agent Comments

Price: \$470,000 Method: Private Sale Date: 05/04/2025 Property Type: Unit



3/119 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

Price: \$495,000 Method: Sold Before Auction Date: 26/03/2025 Property Type: Apartment

### Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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