

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

12/31 Eildon Road, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$430,000 & \$450,000

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	6/111 Chapel St ST KILDA 3182	\$438,800	31/07/2023
2	8/31 Charnwood Rd ST KILDA 3182	\$433,000	26/06/2023
3	10/41 Park St ST KILDA WEST 3182	\$421,000	12/07/2023

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:

01/11/2023 14:02



Rooms: 3
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$430,000 - \$450,000
Median Unit Price
 Year ending September 2023: \$530,000

Comparable Properties



6/111 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$438,800
Method: Private Sale
Date: 31/07/2023
Property Type: Apartment



8/31 Charnwood Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$433,000
Method: Private Sale
Date: 26/06/2023
Property Type: Apartment



10/41 Park St ST KILDA WEST 3182 (REI/VG)

Agent Comments



Price: \$421,000
Method: Private Sale
Date: 12/07/2023
Property Type: Unit

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