

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

14/136 PARK STREET ST KILDA WEST 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

St Kilda West

Period-from

01 Jun 2024

to

31 May 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

10/31 YORK STREET ST KILDA WEST VIC 3182	\$650,000	16-Mar-25
6/70 PARK STREET ST KILDA WEST VIC 3182	\$670,000	15-May-25
7/25 YORK STREET ST KILDA WEST VIC 3182	\$631,000	03-Dec-24

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: 03 June 2025



**10/31 YORK STREET ST KILDA
WEST VIC 3182**

 2  1  1

Sold Price **\$650,000** Sold Date **16-Mar-25**

Distance **0.25km**

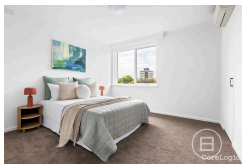


**6/70 PARK STREET ST KILDA
WEST VIC 3182**

 2  1  1

Sold Price ^{RS} **\$670,000** ^{UN} Sold Date **15-May-25**

Distance **0.48km**



**7/25 YORK STREET ST KILDA
WEST VIC 3182**

 2  1  1

Sold Price **\$631,000** Sold Date **03-Dec-24**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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