

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

15/50 CARLISLE STREET ST KILDA 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2024

to

30 Apr 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

4/36 WATERLOO CRESCENT ST KILDA VIC 3182	\$292,000	12-Mar-25
6/61-63 PAKINGTON STREET ST KILDA VIC 3182	\$330,000	02-Apr-25
5/130 INKERMAN STREET ST KILDA VIC 3182	\$320,000	06-Mar-25

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: 27 May 2025

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**4/36 WATERLOO CRESCENT ST
KILDA VIC 3182**

1 1 1

Sold Price ^{RS} **\$292,000** ^{UN} Sold Date **12-Mar-25**

Distance **0.5km**



**6/61-63 PAKINGTON STREET ST
KILDA VIC 3182**

1 1 1

Sold Price ^{RS} **\$330,000** ^{UN} Sold Date **02-Apr-25**

Distance **0.55km**



**5/130 INKERMANN STREET ST
KILDA VIC 3182**

1 1 -

Sold Price **\$320,000** Sold Date **06-Mar-25**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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