

# 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

18 Jervois Street, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,925,000 Property Type House Suburb St Kilda East

Period - From 01/01/2024 to 31/03/2024 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	1 Montague Av ST KILDA EAST 3183	\$2,040,000	29/10/2023
2	61 Princes St PRAHRAN 3181	\$2,020,000	13/02/2024
3	11 Arkle St PRAHRAN 3181	\$2,000,000	16/03/2024

**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:

18/04/2024 16:50



**Rooms:** 4  
**Property Type:** House  
**Land Size:** 346.244 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,000,000 - \$2,200,000  
**Median House Price**  
 March quarter 2024: \$1,925,000

## Comparable Properties



**1 Montague Av ST KILDA EAST 3183 (REI/VG)** Agent Comments



**Price:** \$2,040,000  
**Method:** Auction Sale  
**Date:** 29/10/2023  
**Property Type:** House (Res)  
**Land Size:** 529 sqm approx



**61 Princes St PRAHRAN 3181 (REI)** Agent Comments



**Price:** \$2,020,000  
**Method:** Private Sale  
**Date:** 13/02/2024  
**Property Type:** House (Res)



**11 Arkle St PRAHRAN 3181 (REI)** Agent Comments



**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)

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