

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 Prentice Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,492,500 Property Type House Suburb St Kilda East

Period - From 01/07/2022 to 30/06/2023 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	184 Hotham St ELSTERNWICK 3185	\$1,500,000	19/04/2023
2	3 Kalymna Gr ST KILDA EAST 3183	\$1,465,000	06/05/2023
3	12 Kalymna Gr ST KILDA EAST 3183	\$1,456,000	02/07/2023

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: 03/10/2023 14:53



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Property Type: House (Res)

Land Size: 232 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending June 2023: \$1,492,500

Comparable Properties



184 Hotham St ELSTERNWICK 3185 (REI)

Agent Comments

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Price: \$1,500,000

Method: Sold Before Auction

Date: 19/04/2023

Property Type: House (Res)



3 Kalymna Gr ST KILDA EAST 3183 (REI/VG)

Agent Comments

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Price: \$1,465,000

Method: Auction Sale

Date: 06/05/2023

Property Type: House (Res)

Land Size: 270 sqm approx



12 Kalymna Gr ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$1,456,000

Method: Auction Sale

Date: 02/07/2023

Property Type: House (Res)

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393