

# 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

2 Little Grey Street, St Kilda Vic 3182

### Indicative selling price

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

Range between \$1,550,000 & \$1,705,000

### Median sale price

Median price \$530,000 Property Type Unit Suburb St Kilda

Period - From 20/03/2023 to 19/03/2024 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	5 Malakoff St ST KILDA EAST 3183	\$1,620,000	08/10/2023
2	42 Union St WINDSOR 3181	\$1,601,000	02/03/2024
3	4 Little Grey St ST KILDA 3182	\$1,540,000	21/09/2023

**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:

20/03/2024 16:11



3   3   1

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,550,000 - \$1,705,000

**Median Unit Price**

20/03/2023 - 19/03/2024: \$530,000

## Comparable Properties



**5 Malakoff St ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

3   2   1

**Price:** \$1,620,000

**Method:** Auction Sale

**Date:** 08/10/2023

**Property Type:** House (Res)

**Land Size:** 135 sqm approx



**42 Union St WINDSOR 3181 (REI)**

**Agent Comments**

3   2   1

**Price:** \$1,601,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)



**4 Little Grey St ST KILDA 3182 (REI/VG)**

**Agent Comments**

3   3   1

**Price:** \$1,540,000

**Method:** Private Sale

**Date:** 21/09/2023

**Property Type:** Townhouse (Single)

**Land Size:** 563 sqm approx

**Account - Biggin & Scott** | P: 9520 9000 | F: 9533 6140