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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	ו \$1,550,000		&		\$1,705,000			
Median sale p	rice							_
Median price	\$530,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	20/03/2023	to	19/03/2024		So	urce	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.

Ade	dress 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







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)



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)



Price: \$1,601,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res)

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Agent Comments

Agent Comments

Agent Comments



Price: \$1,540,000 Method: Private Sale Date: 21/09/2023 Property Type: Townhouse (Single) Land Size: 563 sqm approx

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

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



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