

## 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

205/64 WELLINGTON 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) (\*Delete single price or range as applicable)

Single Price

\$395,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2023

to

31 May 2024

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

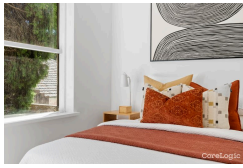
12/8 CHARNWOOD GROVE ST KILDA VIC 3182	\$390,000	07-Feb-24
1/1A PEEL STREET WINDSOR VIC 3181	\$385,000	20-Jun-24
207/25-29 ALMA ROAD ST KILDA VIC 3182	\$381,500	19-Apr-24

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: 24 June 2024

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**12/8 CHARNWOOD GROVE ST  
 KILDA VIC 3182**

1 1 -

Sold Price **\$390,000** Sold Date **07-Feb-24**

Distance **0.28km**



**1/1A PEEL STREET WINDSOR VIC  
 3181**

1 1 -

Sold Price <sup>RS</sup> **\$385,000** Sold Date **20-Jun-24**

Distance **0.42km**



**207/25-29 ALMA ROAD ST KILDA  
 VIC 3182**

1 1 1

Sold Price <sup>RS</sup> **\$381,500** <sup>UN</sup> Sold Date **19-Apr-24**

Distance **0.44km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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