

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

209/131 ACLAND STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$475,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2024

to

30 Apr 2025

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

| | | |
|---|-----------|-----------|
| 200/632 ST KILDA ROAD MELBOURNE VIC 3004 | \$470,000 | 29-Jan-25 |
| 14/102 PARK STREET ST KILDA WEST VIC 3182 | \$465,000 | 27-Feb-25 |
| 10/28-30 RALEIGH STREET WINDSOR VIC 3181 | \$518,000 | 03-May-25 |

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: 28 May 2025

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**200/632 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$470,000** Sold Date **29-Jan-25**Distance **1.6km****14/102 PARK STREET ST KILDA
WEST VIC 3182**

1 1 1

Sold Price **\$465,000** Sold Date **27-Feb-25**Distance **1.64km****10/28-30 RALEIGH STREET
WINDSOR VIC 3181**

1 1 1

Sold Price **\$518,000** Sold Date **03-May-25**Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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