

## 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

2101/3-5 ST KILDA ROAD 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

or range  
between

\$900,000

&

\$965,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2022

to

31 Jul 2023

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

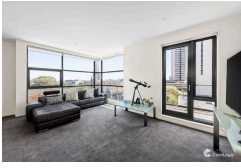
Date of sale

501/5 ALMA ROAD ST KILDA VIC 3182	\$911,500	02-May-23
502/16 PORTER STREET PRAHRAN VIC 3181	\$1,075,000	15-Feb-23
311/499 ST KILDA ROAD MELBOURNE VIC 3004	\$935,000	15-Feb-23

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 August 2023



**501/5 ALMA ROAD ST KILDA VIC 3182**

Sold Price

**\$911,500**

Sold Date **02-May-23**

2 2 2

Distance **0.2km**



**502/16 PORTER STREET PRAHRAN VIC 3181**

Sold Price

**\$1,075,000**

Sold Date **15-Feb-23**

2 2 2

Distance **1.14km**



**311/499 ST KILDA ROAD MELBOURNE VIC 3004**

Sold Price

**\$935,000**

Sold Date **15-Feb-23**

2 2 2

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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