

# 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

22 Godfrey Avenue, St Kilda East Vic 3183

### Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,620,000

Property Type

House

Suburb

St Kilda East

Period - From

01/01/2023

to

31/12/2023

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	8 Glenmark Av ST KILDA 3182	\$1,486,000	03/10/2023
2	23 Gurner St ST KILDA 3182	\$1,465,000	05/12/2023
3	116 Peel St WINDSOR 3181	\$1,455,000	17/02/2024

**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:

22/02/2024 14:56



3 1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

Year ending December 2023: \$1,620,000

## Comparable Properties



**8 Glenmark Av ST KILDA 3182 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$1,486,000

**Method:** Sold Before Auction

**Date:** 03/10/2023

**Property Type:** House

**Land Size:** 191 sqm approx



**23 Gurner St ST KILDA 3182 (REI)**

Agent Comments

3 1 1

**Price:** \$1,465,000

**Method:** Private Sale

**Date:** 05/12/2023

**Property Type:** House

**Land Size:** 235 sqm approx



**116 Peel St WINDSOR 3181 (REI)**

Agent Comments

2 1 -

**Price:** \$1,455,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)