

## 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

23 KING STREET ST KILDA EAST VIC 3183

### 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

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,655,000

Property type

House

Suburb

St Kilda East

Period-from

01 Dec 2022

to

30 Nov 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

9 JERVOIS STREET ST KILDA EAST VIC 3183	\$1,092,000	17-Jun-23
25 YOUNG STREET ST KILDA EAST VIC 3183	\$922,500	20-Jun-23
33 CHUSAN STREET BALACLAVA VIC 3183	\$1,000,000	22-Jul-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: 19 December 2023

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**9 JERVOIS STREET ST KILDA EAST** Sold Price **\$1,092,000** Sold Date **17-Jun-23**  
**VIC 3183**  
 🛏️ 2 🚿 1 🚗 - Distance **0.26km**



**25 YOUNG STREET ST KILDA EAST** Sold Price **\$922,500** Sold Date **20-Jun-23**  
**VIC 3183**  
 🛏️ 2 🚿 1 🚗 1 Distance **0.22km**



**33 CHUSAN STREET BALACLAVA** Sold Price **\$1,000,000** Sold Date **22-Jul-23**  
**VIC 3183**  
 🛏️ 2 🚿 1 🚗 - Distance **0.69km**

RS = Recent sale      UN = Undisclosed Sale

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