

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 24 Sidwell Ave, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,150,000 & \$2,350,000

Median sale price

Median price \$1,450,000 Property type House Suburb St Kilda East

Period - From 01/01/2023 to 31/03/2023 Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
2 Wimbledon Ct ST KILDA EAST 3183	\$2,265,000	18/06/2023
14 Powderham Rd CAULFIELD NORTH 3161	\$2,470,000	23/03/2023

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: 27/06/2023