

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

27 & 27A Denman Avenue, St Kilda East Vic 3183

Indicative selling price

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

Range between \$2,600,000 & \$2,850,000

Median sale price

Median price \$1,925,000 Property Type House Suburb St Kilda East

Period - From 01/01/2024 to 31/03/2024 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	10 Glencoe St CAULFIELD NORTH 3161	\$2,900,000	14/03/2024
2	515 Inkerman St ST KILDA EAST 3183	\$2,708,000	17/03/2024
3	4 Lambert Rd CAULFIELD NORTH 3161	\$2,620,000	03/12/2023

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:

20/05/2024 16:03

Sam Hobbs
386445500
0404 164 444
samhobbs@jellisrcraig.com.au



Property Type: House
Land Size: 744 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,850,000
Median House Price
March quarter 2024: \$1,925,000

Comparable Properties



10 Glencoe St CAULFIELD NORTH 3161 (REI) Agent Comments



Price: \$2,900,000
Method: Sold Before Auction
Date: 14/03/2024
Property Type: House (Res)
Land Size: 739 sqm approx



515 Inkerman St ST KILDA EAST 3183 (REI) Agent Comments



Price: \$2,708,000
Method: Auction Sale
Date: 17/03/2024
Property Type: House (Res)



4 Lambert Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments



Price: \$2,620,000
Method: Auction Sale
Date: 03/12/2023
Property Type: House (Res)
Land Size: 627 sqm approx