

# 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

29 Redan Street, 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)

Range between \$2,750,000 & \$2,950,000

### Median sale price

Median price \$1,585,000 Property Type House Suburb St Kilda

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	34 Chaucer St ST KILDA 3182	\$3,050,000	06/10/2023
2	24 Burnett St ST KILDA 3182	\$2,925,000	11/12/2023
3	6 Irymple Av ST KILDA 3182	\$2,902,500	22/11/2023

**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:

08/02/2024 09:06



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**Property Type:** House  
**Land Size:** 520 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$2,750,000 - \$2,950,000  
**Median House Price**  
 Year ending December 2023: \$1,585,000

## Comparable Properties

**34 Chaucer St ST KILDA 3182 (VG)**

**Agent Comments**

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**Price:** \$3,050,000  
**Method:** Sale  
**Date:** 06/10/2023  
**Property Type:** House - Duplex (Conjoined)



**24 Burnett St ST KILDA 3182 (REI/VG)**

**Agent Comments**

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**Price:** \$2,925,000  
**Method:** Private Sale  
**Date:** 11/12/2023  
**Property Type:** House  
**Land Size:** 237 sqm approx



**6 Irymple Av ST KILDA 3182 (REI)**

**Agent Comments**

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**Price:** \$2,902,500  
**Method:** Sold Before Auction  
**Date:** 22/11/2023  
**Property Type:** House (Res)  
**Land Size:** 484 sqm approx