

## 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

3/1A PILLEY 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

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Apr 2023

to

31 Mar 2024

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

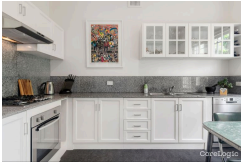
8/32 HOTHAM STREET ST KILDA EAST VIC 3183	\$777,000	30-Nov-23
6/273 ORRONG ROAD ST KILDA EAST VIC 3183	\$810,000	16-Mar-24
2/36 GREY STREET ST KILDA VIC 3182	\$820,000	27-Oct-23

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: 03 April 2024

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**8/32 HOTHAM STREET ST KILDA EAST VIC 3183**

2 1 1

Sold Price **\$777,000** Sold Date **30-Nov-23**

Distance **0.43km**



**6/273 ORRONG ROAD ST KILDA EAST VIC 3183**

2 1 1

Sold Price <sup>RS</sup> **\$810,000** <sup>UN</sup> Sold Date **16-Mar-24**

Distance **1.27km**



**2/36 GREY STREET ST KILDA VIC 3182**

2 1 1

Sold Price **\$820,000** Sold Date **27-Oct-23**

Distance **1.85km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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