

# 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 3/33 Eildon Road, 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 \$460,000 & \$500,000

### Median sale price

Median price \$520,000 Property Type Unit Suburb St Kilda

Period - From 21/06/2022 to 20/06/2023 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	11/11-17 Park St ST KILDA WEST 3182	\$495,000	23/05/2023
2	7/27 Clarke St ELWOOD 3184	\$470,000	01/05/2023
3	8/44 Southey St ELWOOD 3184	\$465,000	28/04/2023

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: 21/06/2023 14:51



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**Rooms:** 3  
**Property Type:** Flat  
**Agent Comments**

**Indicative Selling Price**  
\$460,000 - \$500,000  
**Median Unit Price**  
21/06/2022 - 20/06/2023: \$520,000

## Comparable Properties



11/11-17 Park St ST KILDA WEST 3182 (REI)   **Agent Comments**

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**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 23/05/2023  
**Property Type:** Apartment



7/27 Clarke St ELWOOD 3184 (REI)   **Agent Comments**

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**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 01/05/2023  
**Property Type:** Unit



8/44 Southey St ELWOOD 3184 (REI/VG)   **Agent Comments**

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**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 28/04/2023  
**Property Type:** Apartment

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372