

## 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

3/40 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$502,725

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2022

to

31 Oct 2023

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

3/37 GREY STREET ST KILDA VIC 3182	\$591,500	21-Nov-23
3/98 BARKLY STREET ST KILDA VIC 3182	\$662,000	21-Sep-23
16/10A MITFORD STREET ST KILDA VIC 3182	\$635,000	04-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: 29 November 2023

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**3/37 GREY STREET ST KILDA VIC 3182**

Sold Price <sup>RS</sup> **\$591,500** <sup>UN</sup> Sold Date **21-Nov-23**

2 1 -

Distance **0.09km**



**3/98 BARKLY STREET ST KILDA VIC 3182**

Sold Price **\$662,000** Sold Date **21-Sep-23**

2 1 1

Distance **0.44km**



**16/10A MITFORD STREET ST KILDA VIC 3182**

Sold Price <sup>RS</sup> **\$635,000** <sup>UN</sup> Sold Date **04-Oct-23**

2 1 1

Distance **1.08km**

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

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