

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 35 Evelyn St, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$1,530,000 Property type House Suburb St Kilda East

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

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
33 Evelyn St ST KILDA EAST 3183	\$1,187,000	29/10/2023
38 Havelock St ST KILDA 3182	\$1,160,000	09/12/2023
28 King St ST KILDA EAST 3183	\$1,150,000	23/11/2023

This Statement of Information was prepared on: 01/02/2024