

## 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

4/3 FULTON 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

\$779,000

or range  
between

&

### 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

11/4 PILLEY STREET ST KILDA EAST VIC 3183	\$783,750	18-Oct-23
8/32 HOTHAM STREET ST KILDA EAST VIC 3183	\$777,000	30-Nov-23
4/205 ALMA ROAD ST KILDA EAST VIC 3183	\$750,000	11-Nov-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

Nicole Prime  
 P 0395256653  
 M 0418940962  
 E Nicoleprime@mcgrath.com.au



**11/4 PILLEY STREET ST KILDA  
 EAST VIC 3183**

2 2 2

Sold Price **\$783,750** Sold Date **18-Oct-23**

Distance **0.15km**

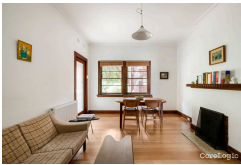


**8/32 HOTHAM STREET ST KILDA  
 EAST VIC 3183**

2 1 1

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

Distance **0.35km**



**4/205 ALMA ROAD ST KILDA EAST  
 VIC 3183**

2 1 1

Sold Price **\$750,000** Sold Date **11-Nov-23**

Distance **0.74km**

RS = Recent sale      UN = Undisclosed Sale

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