

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

47 Clyde Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$2,600,000 & \$2,860,000

Median sale price

Median price \$1,570,000 Property Type House Suburb St Kilda

Period - From 01/04/2023 to 31/03/2024 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	76 Chaucer St ST KILDA 3182	\$2,925,000	02/03/2024
2	9 Mitchell St ST KILDA 3182	\$2,600,000	10/12/2023
3	1 Alfred Sq ST KILDA 3182	\$2,530,000	31/01/2024

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:

23/04/2024 10:11

47 Clyde Street, St Kilda Vic 3182

Adrian Wood
+61 3 9820 1111
+61 404 861 508
awood@kayburton.com.au



 4  2  2

Property Type: House (Res)
Land Size: 335 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,860,000
Median House Price
Year ending March 2024: \$1,570,000

Comparable Properties



76 Chaucer St ST KILDA 3182 (REI)

Agent Comments

 4  2  1

Price: \$2,925,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 471 sqm approx



9 Mitchell St ST KILDA 3182 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,600,000
Method: Sold Before Auction
Date: 10/12/2023
Property Type: House (Res)
Land Size: 212 sqm approx



1 Alfred Sq ST KILDA 3182 (REI)

Agent Comments

 4  2  1

Price: \$2,530,000
Method: Private Sale
Date: 31/01/2024
Property Type: House

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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