

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 5/75 Park Street, St Kilda West Vic 3182

Indicative selling price

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

Range between \$790,000 & \$840,000

Median sale price

Median price \$486,000 Property Type Unit Suburb St Kilda West

Period - From 28/11/2022 to 27/11/2023 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	1/6 Woonsocket Ct ST KILDA 3182	\$835,000	19/08/2023
2	2/36 Grey St ST KILDA 3182	\$820,000	26/10/2023
3	2/105 Merton St ALBERT PARK 3206	\$810,000	10/10/2023

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: 28/11/2023 15:22



Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$790,000 - \$840,000
Median Unit Price
28/11/2022 - 27/11/2023: \$486,000

Comparable Properties



1/6 Woonsocket Ct ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$835,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Apartment



2/36 Grey St ST KILDA 3182 (REI)

Agent Comments



Price: \$820,000
Method: Sold Before Auction
Date: 26/10/2023
Property Type: Unit



2/105 Merton St ALBERT PARK 3206 (VG)

Agent Comments



Price: \$810,000
Method: Sale
Date: 10/10/2023
Property Type: Strata Unit/Flat

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