

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 501/181 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$340,000 & \$370,000

Median sale price

Median price \$481,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2024 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	6/59 Alma Rd ST KILDA 3182	\$370,000	11/05/2024
2	703/6 St Kilda Rd ST KILDA 3182	\$365,000	24/01/2024
3	G01/40-44 Pakington St ST KILDA 3182	\$355,000	14/12/2023

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: 27/05/2024 17:55



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$340,000 - \$370,000
Median Unit Price
March quarter 2024: \$481,000

Comparable Properties



6/59 Alma Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$370,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Apartment



703/6 St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 24/01/2024
Property Type: Apartment



G01/40-44 Pakington St ST KILDA 3182 (REI)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 14/12/2023
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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