

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

6 Havelock Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,605,000

Property Type

House

Suburb

St Kilda

Period - From

01/04/2024

to

31/03/2025

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	29 Clyde St ST KILDA 3182	\$1,440,000	05/04/2025
2	25 Fawkner St ST KILDA 3182	\$1,525,000	22/02/2025
3	13 Smith St ST KILDA 3182	\$1,610,000	16/11/2024

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:

30/04/2025 11:37



Property Type: House - Attached
House N.E.C.
Land Size: 216 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending March 2025: \$1,605,000

Comparable Properties



29 Clyde St ST KILDA 3182 (REI)

[Agent Comments](#)



Price: \$1,440,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 174 sqm approx



25 Fawkner St ST KILDA 3182 (REI/VG)

[Agent Comments](#)



Price: \$1,525,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 190 sqm approx



13 Smith St ST KILDA 3182 (REI/VG)

[Agent Comments](#)



Price: \$1,610,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 260 sqm approx

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