

# 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

68 Argyle Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,100,000

### Median sale price

Median price \$1,707,500

Property Type House

Suburb St Kilda

Period - From 01/10/2023

to 31/12/2023

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	38 Havelock St ST KILDA 3182	\$1,160,000	09/12/2023
2	28 King St ST KILDA EAST 3183	\$1,150,000	23/11/2023
3	61 Clyde St ST KILDA 3182	\$1,100,000	21/11/2023

**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:

28/02/2024 16:25

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**Indicative Selling Price**

\$1,100,000

**Median House Price**

December quarter 2023: \$1,707,500



2 2 0

**Property Type:** House

Agent Comments

## Comparable Properties



**38 Havelock St ST KILDA 3182 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$1,160,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 148 sqm approx



**28 King St ST KILDA EAST 3183 (REI/VG)**

Agent Comments

2 2 -

**Price:** \$1,150,000

**Method:** Sold Before Auction

**Date:** 23/11/2023

**Property Type:** House (Res)

**Land Size:** 98 sqm approx



**61 Clyde St ST KILDA 3182 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 21/11/2023

**Property Type:** House

**Land Size:** 190 sqm approx

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