

# 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

7/8 St Leonards Avenue, 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)

Range between \$395,500 & \$435,000

### Median sale price

Median price \$530,000 Property Type Unit 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	20/8 St Leonards Av ST KILDA 3182	\$399,000	10/05/2024
2	16/8 St Leonards Av ST KILDA 3182	\$435,000	29/04/2024
3	1/105-107 Park St ST KILDA WEST 3182	\$429,000	17/04/2024

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:

04/06/2024 16:32

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**Indicative Selling Price**

\$395,500 - \$435,000

**Median Unit Price**

Year ending March 2024: \$530,000



1 1 1

**Rooms:** 2

**Property Type:** Apartment

Agent Comments

## Comparable Properties

20/8 St Leonards Av ST KILDA 3182 (REI)

Agent Comments

1 1 -

**Price:** \$399,000

**Method:**

**Date:** 10/05/2024

**Property Type:** Apartment



16/8 St Leonards Av ST KILDA 3182 (REI)

Agent Comments

1 1 1

**Price:** \$435,000

**Method:** Private Sale

**Date:** 29/04/2024

**Property Type:** Apartment



1/105-107 Park St ST KILDA WEST 3182 (REI)

Agent Comments

1 1 1

**Price:** \$429,000

**Method:** Private Sale

**Date:** 17/04/2024

**Property Type:** Apartment

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