

# 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 Malakoff Street, St Kilda East Vic 3183

### Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,880,000 Property Type House Suburb St Kilda East

Period - From 01/07/2023 to 30/09/2023 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	4 Odessa St ST KILDA 3182	\$1,250,000	09/12/2023
2	28 King St ST KILDA EAST 3183	\$1,150,000	23/11/2023
3	20 James St WINDSOR 3181	\$1,145,000	18/11/2023

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: 04/01/2024 12:16



**Property Type:** House  
**Land Size:** 212 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
September quarter 2023: \$1,880,000

## Comparable Properties



**4 Odessa St ST KILDA 3182 (REI)**

**Agent Comments**



**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)



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

**Agent Comments**



**Price:** \$1,150,000  
**Method:** Sold Before Auction  
**Date:** 23/11/2023  
**Property Type:** House (Res)



**20 James St WINDSOR 3181 (REI)**

**Agent Comments**



**Price:** \$1,145,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)

**Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481**