

# 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

804/101 St Kilda Road, 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 \$400,000 & \$420,000

### Median sale price

Median price \$542,750 Property Type Unit Suburb St Kilda

Period - From 01/04/2023 to 30/06/2023 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	504/1a Peel St WINDSOR 3181	\$420,000	05/06/2023
2	3/126 Inkerman St ST KILDA 3182	\$407,000	04/08/2023
3	3/45 Clyde St ST KILDA 3182	\$405,000	17/08/2023

**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:

13/09/2023 09:32



1 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$400,000 - \$420,000

**Median Unit Price**

June quarter 2023: \$542,750

## Comparable Properties



**504/1a Peel St WINDSOR 3181 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$420,000

**Method:** Private Sale

**Date:** 05/06/2023

**Property Type:** Apartment



**3/126 Inkerman St ST KILDA 3182 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$407,000

**Method:** Private Sale

**Date:** 04/08/2023

**Property Type:** Apartment



**3/45 Clyde St ST KILDA 3182 (REI)**

Agent Comments

1 1 1

**Price:** \$405,000

**Method:** Private Sale

**Date:** 17/08/2023

**Property Type:** Unit

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372