

## 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

9/39 EILDON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

53/352 CANTERBURY ROAD ST KILDA VIC 3182	\$470,000	02-Oct-23
39/64 FITZROY STREET ST KILDA VIC 3182	\$450,000	03-Nov-22
5/8 ST LEONARDS AVENUE ST KILDA VIC 3182	\$480,000	08-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 19 March 2024



**53/352 CANTERBURY ROAD ST  
KILDA VIC 3182**

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Sold Price **\$470,000** Sold Date **02-Oct-23**

Distance **0.27km**



**39/64 FITZROY STREET ST KILDA  
VIC 3182**

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Sold Price **\$450,000** Sold Date **03-Nov-22**

Distance **0.27km**



**5/8 ST LEONARDS AVENUE ST  
KILDA VIC 3182**

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Sold Price **\$480,000** Sold Date **08-Aug-23**

Distance **0.33km**

RS = Recent sale      UN = Undisclosed Sale

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