

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 Mitchell Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$1,570,000 Property Type House Suburb St Kilda

Period - From 01/10/2022 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	7 Mary St ST KILDA WEST 3182	\$2,300,000	19/11/2023
2	24 Hammerdale Av ST KILDA EAST 3183	\$2,460,000	20/07/2023
3			

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:

22/11/2023 17:08



4 2 2

Property Type: House

[Agent Comments](#)

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

Year ending September 2023: \$1,570,000

Comparable Properties



7 Mary St ST KILDA WEST 3182 (REI)

[Agent Comments](#)

4 1 2

Price: \$2,300,000

Method:

Date: 19/11/2023

Property Type: House



24 Hammerdale Av ST KILDA EAST 3183 (REI/VG)

[Agent Comments](#)

4 3 4

Price: \$2,460,000

Method: Sold Before Auction

Date: 20/07/2023

Property Type: House (Res)

Land Size: 224 sqm approx

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.

Account - Marshall White | P: 03 9822 9999