

# 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 Smith Street, 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 \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,585,000 Property Type House Suburb St Kilda

Period - From 01/01/2023 to 31/12/2023 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	7a Neptune St ST KILDA 3182	\$2,190,000	08/12/2023
2	5 Myrtle St ST KILDA EAST 3183	\$2,180,000	15/08/2023
3	62 Milton St ELWOOD 3184	\$2,110,000	31/10/2023

**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:

30/01/2024 09:13



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 416 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,000,000 - \$2,200,000  
**Median House Price**  
 Year ending December 2023: \$1,585,000

## Comparable Properties



**7a Neptune St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$2,190,000  
**Method:** Private Sale  
**Date:** 08/12/2023  
**Property Type:** House  
**Land Size:** 173 sqm approx



**5 Myrtle St ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$2,180,000  
**Method:** Private Sale  
**Date:** 15/08/2023  
**Property Type:** House  
**Land Size:** 426 sqm approx



**62 Milton St ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$2,110,000  
**Method:** Private Sale  
**Date:** 31/10/2023  
**Property Type:** House (Res)

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