

## 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

4G0/126 CARLISLE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,522,500

Property type

Other

Suburb

St Kilda

Period-from

01 Nov 2022

to

31 Oct 2023

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

|   |           |           |
|---|-----------|-----------|
| 6/23 MITFORD STREET ST KILDA VIC 3182     | \$523,000 | 08-Jul-23 |
| 7/12 ACLAND STREET ST KILDA VIC 3182      | \$545,500 | 22-May-23 |
| 9/6 LANSLOWNE ROAD ST KILDA EAST VIC 3183 | \$525,000 | 24-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: 02 November 2023

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**6/23 MITFORD STREET ST KILDA  
 VIC 3182**

1 1 1

Sold Price **\$523,000** Sold Date **08-Jul-23**

Distance **0.82km**



**7/12 ACLAND STREET ST KILDA  
 VIC 3182**

1 1 1

Sold Price **\$545,500** Sold Date **22-May-23**

Distance **1.25km**



**9/6 LANSLOWNE ROAD ST KILDA  
 EAST VIC 3183**

1 1 1

Sold Price <sup>RS</sup> **\$525,000** <sup>UN</sup> Sold Date **24-Aug-23**

Distance **1.77km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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