

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

201/12 MARTIN STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$330,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$503,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

311/88 CARLISLE STREET ST KILDA VIC 3182	365000	11-Apr-25
4/61-63 PAKINGTON STREET ST KILDA VIC 3182	350000	15-Jun-25
102/12 MARTIN STREET ST KILDA VIC 3182	350000	11-Jun-25

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.~~

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311/88 CARLISLE STREET ST KILDA VIC 3182 Sold Price

365000 Sold Date **11-Apr-25**

1 1 1

Distance **0.19km**



4/61-63 PAKINGTON STREET ST KILDA VIC 3182 Sold Price

350000 Sold Date **15-Jun-25**

1 1 1

Distance **0.13km**



102/12 MARTIN STREET ST KILDA VIC 3182 Sold Price

Sold Date **11-Jun-25**

1 1 1

Distance **-**

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

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