

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

1/22B ESPLANADE 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2024

to

28 Feb 2025

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

14/39 ACLAND STREET ST KILDA VIC 3182	\$843,000	22-Feb-25
6/21A DICKENS STREET ELWOOD VIC 3184	\$915,000	21-Sep-24

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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**14/39 ACLAND STREET ST KILDA
VIC 3182**

Sold Price

RS

\$843,000

Sold Date

22-Feb-25

2

1

1

Distance

0.21km**6/21A DICKENS STREET ELWOOD
VIC 3184**

Sold Price

\$915,000

Sold Date

21-Sep-24

2

1

1

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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