

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

8/1 MARLTON CRESCENT 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

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2024

to

31 Jan 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

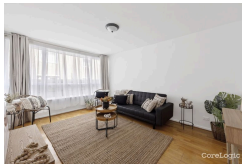
4/51 CHAPEL STREET ST KILDA VIC 3182	\$392,500	06-Oct-24
1/14 CRIMEA STREET ST KILDA VIC 3182	\$400,000	22-Nov-24
2/47 ALMA ROAD ST KILDA VIC 3182	\$405,000	10-Feb-25

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.~~

This Statement of Information was prepared on: 18 February 2025

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4/51 CHAPEL STREET ST KILDA VIC 3182

Sold Price **\$392,500** Sold Date **06-Oct-24**

1 1 -

Distance **0.56km**



1/14 CRIMEA STREET ST KILDA VIC 3182

Sold Price **\$400,000** Sold Date **22-Nov-24**

1 1 -

Distance **0.11km**



2/47 ALMA ROAD ST KILDA VIC 3182

Sold Price ^{RS} **\$405,000** ^{UN} Sold Date **10-Feb-25**

1 1 -

Distance **0.43km**

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

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