

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

303/17 VALE 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

\$849,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$503,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2024

to

31 Jul 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

1701/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$835,000	05-May-24
503/1 ROY STREET MELBOURNE VIC 3004	\$850,000	29-Jun-24
8/386 DANDENONG ROAD CAULFIELD NORTH VIC 3161	\$860,000	28-Nov-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.

This Statement of Information was prepared on: 21 August 2025

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1701/3-5 ST KILDA ROAD ST KILDA VIC 3182 Sold Price **\$835,000** Sold Date **05-May-24**
 Distance **0.84km**
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503/1 ROY STREET MELBOURNE VIC 3004 Sold Price **\$850,000** Sold Date **29-Jun-24**
 Distance **2.24km**
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8/386 DANDENONG ROAD CAULFIELD NORTH VIC 3161 Sold Price **\$860,000** Sold Date **28-Nov-24**
 Distance **2.68km**
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3/39 KOOYONG ROAD CAULFIELD NORTH VIC 3161 Sold Price **\$860,000** Sold Date **06-Sep-24**
 Distance **3.13km**
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RS = Recent sale UN = Undisclosed Sale

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