

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

14/38 WATERLOO 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

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2024

to

31 May 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

8/5 WOONSOCKET COURT ST KILDA VIC 3182	\$415,000	05-May-25
103/78 INKERMEN STREET ST KILDA VIC 3182	\$400,000	25-Feb-25
6/298 ST KILDA ROAD ST KILDA VIC 3182	\$400,000	07-Apr-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: 23 June 2025

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**8/5 WOONSOCKET COURT ST
KILDA VIC 3182**

1 1 1

Sold Price **\$415,000** Sold Date **05-May-25**

Distance **0.48km**



**103/78 INKERMAN STREET ST
KILDA VIC 3182**

1 1 1

Sold Price **\$400,000** Sold Date **25-Feb-25**

Distance **0.15km**



**6/298 ST KILDA ROAD ST KILDA
VIC 3182**

1 1 1

Sold Price Sold Date **07-Apr-25**

Distance **0.27km**

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

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