

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

2/14 Tennyson Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$870,000 & \$950,000

Median sale price

Median price \$1,800,000 Property Type House Suburb St Kilda

Period - From 01/04/2025 to 30/06/2025 Source REIV

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 six 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
1	4/29-31 Scott St ELWOOD 3184	\$945,000	25/03/2025
2	3/9 Bertram St ELSTERNWICK 3185	\$946,000	05/03/2025
3	12/16-20 Milton St ELWOOD 3184	\$910,000	06/02/2025

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 six months.~~

This Statement of Information was prepared on:

24/07/2025 10:09



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Indicative Selling Price

\$870,000 - \$950,000

Median House Price

June quarter 2025: \$1,800,000

3 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



4/29-31 Scott St ELWOOD 3184 (REI)

Agent Comments

3 2 1

Price: \$945,000
Method: Expression of Interest
Date: 25/03/2025
Property Type: Townhouse (Single)



3/9 Bertram St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 2 4

Price: \$946,000
Method: Auction Sale
Date: 05/03/2025
Property Type: House (Res)



12/16-20 Milton St ELWOOD 3184 (REI)

Agent Comments

3 1 1

Price: \$910,000
Method: Private Sale
Date: 06/02/2025
Property Type: Townhouse (Res)