

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

2/24 PARK STREET ST KILDA WEST 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

\$595,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Jul 2024

to

30 Jun 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

8/24 LOCH STREET ST KILDA WEST VIC 3182	\$590,000	08-Apr-25
3/27-29 YORK STREET ST KILDA WEST VIC 3182	\$655,000	17-May-25
1/76-80 GREY STREET ST KILDA VIC 3182	\$590,000	22-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 July 2025

McGrath St Kilda

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**8/24 LOCH STREET ST KILDA
WEST VIC 3182**

2 1 1

Sold Price **\$590,000** Sold Date **08-Apr-25**Distance **0.18km****3/27-29 YORK STREET ST KILDA
WEST VIC 3182**

2 1 1

Sold Price **\$655,000** Sold Date **17-May-25**Distance **0.46km****1/76-80 GREY STREET ST KILDA
VIC 3182**

2 1 1

Sold Price **\$590,000** Sold Date **22-Apr-25**Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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