Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	6/38 York Street, St Kilda West Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between \$430,000 & \$470,000	
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Median sale price

Median price	\$590,000	Pro	perty Type U	nit		Suburb	St Kilda West
Period - From	01/04/2024	to	31/03/2025	So	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	6/98 Park St ST KILDA WEST 3182	\$485,000	12/06/2025
2	5/17 Cowderoy St ST KILDA WEST 3182	\$450,000	03/04/2025
3	14/102 Park St ST KILDA WEST 3182	\$465,000	28/02/2025

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:	16/06/2025 10:22



Date of sale







Rooms: 2

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$430,000 - \$470,000 **Median Unit Price** Year ending March 2025: \$590,000

Comparable Properties



6/98 Park St ST KILDA WEST 3182 (REI)

Price: \$485,000 Method: Private Sale Date: 12/06/2025

Property Type: Apartment

Agent Comments



5/17 Cowderoy St ST KILDA WEST 3182 (REI/VG)

Price: \$450,000







Agent Comments

Method: Private Sale Date: 03/04/2025 Property Type: Apartment



14/102 Park St ST KILDA WEST 3182 (REI/VG)



Price: \$465,000 Method: Private Sale Date: 28/02/2025

Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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