

# 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

117/27-31 Herbert Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$450,000

### Median sale price

Median price \$517,750 Property Type Unit Suburb St Kilda

Period - From 25/06/2024 to 24/06/2025 Source Property Data

### 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	205/95 Ormond Rd ELWOOD 3184	\$466,000	09/05/2025
2	14/8 St Leonards Av ST KILDA 3182	\$430,000	30/04/2025
3	24/64 Fitzroy St ST KILDA 3182	\$440,000	29/04/2025

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:

25/06/2025 14:16

117/27-31 Herbert Street, St Kilda Vic 3182

Chisholm&Gamon

Sam Gamon

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**Indicative Selling Price**

\$430,000 - \$450,000

**Median Unit Price**

25/06/2024 - 24/06/2025: \$517,750



1 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**205/95 Ormond Rd ELWOOD 3184 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$466,000

**Method:** Private Sale

**Date:** 09/05/2025

**Property Type:** Apartment



**14/8 St Leonards Av ST KILDA 3182 (REI)**

Agent Comments

1 1 1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 30/04/2025

**Property Type:** Apartment



**24/64 Fitzroy St ST KILDA 3182 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$440,000

**Method:** Private Sale

**Date:** 29/04/2025

**Rooms:** 2

**Property Type:** Apartment

**Account - Chisholm & Gamon** | P: 03 9531 1245 | F: 03 9531 3748



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