

## 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

220/27-31 HERBERT STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Flats

Suburb

St Kilda

Period-from

01 Jul 2024

to

30 Jun 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

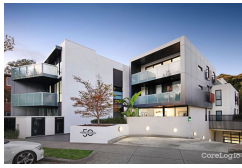
206/50-52 SOUTHEY STREET ELWOOD VIC 3184	\$707,000	13-Feb-25
601/71 INKERMAN STREET ST KILDA VIC 3182	\$838,000	05-May-25
24/14-16 FITZROY STREET ST KILDA VIC 3182	\$730,000	04-Apr-25

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: 03 July 2025

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**206/50-52 SOUTHEY STREET  
ELWOOD VIC 3184**

 2  2  1

Sold Price **\$707,000** Sold Date **13-Feb-25**

Distance **0.6km**



**601/71 INKERMAN STREET ST  
KILDA VIC 3182**

 2  2  2

Sold Price **\$838,000** Sold Date **05-May-25**

Distance **0.87km**



**24/14-16 FITZROY STREET ST  
KILDA VIC 3182**

 2  2  1

Sold Price **\$730,000** Sold Date **04-Apr-25**

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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