

## 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

4/1 DUKE 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

\$599,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 19/41-43 ALMA ROAD ST KILDA VIC 3182 | \$630,000 | 06-Jan-25 |
| 205/1A PEEL STREET WINDSOR VIC 3181  | \$625,000 | 26-Jan-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.

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**19/41-43 ALMA ROAD ST KILDA  
VIC 3182** 2  1  2

Sold Price

**\$630,000**

Sold Date

**06-Jan-25**

Distance

**0.74km****205/1A PEEL STREET WINDSOR  
VIC 3181** 2  1  2

Sold Price

**\$625,000**

Sold Date

**26-Jan-25**

Distance

**1.5km**

RS = Recent sale

UN = Undisclosed Sale

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