Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Single price \$635,000

Median sale price

Median price	\$500,000	Pro	perty Type	Jnit]	Suburb	St Kilda
Period - From	01/04/2025	to	30/06/2025	Se	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

Add	dress of comparable property	Price	Date of sale
1	16/10 Tennyson St ST KILDA 3182	\$645,000	27/06/2025
2	10/47 Acland St ST KILDA 3182	\$640,000	27/06/2025
3	706/25-29 Alma Rd ST KILDA 3182	\$630,000	30/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/07/2025 17:35









Property Type: Apartment Agent Comments

Indicative Selling Price \$635,000 Median Unit Price June quarter 2025: \$500,000

Comparable Properties



16/10 Tennyson St ST KILDA 3182 (REI/VG)

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Agent Comments

Price: \$645,000

Method: Sold Before Auction

Date: 27/06/2025

Property Type: Apartment **Land Size:** 3108 sqm approx



10/47 Acland St ST KILDA 3182 (REI)

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Price: \$640,000 **Method:** Private Sale **Date:** 27/06/2025

Property Type: Apartment

Agent Comments



706/25-29 Alma Rd ST KILDA 3182 (REI)

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Price: \$630,000 Method: Private Sale Date: 30/05/2025

Property Type: Apartment

Agent Comments

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





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