

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

3/19 HERBERT STREET ST KILDA VIC 3182

Indicative selling price

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

Single Price

or range
between

\$585,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2023

to

31 Mar 2024

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

9/16 MITFORD STREET ST KILDA VIC 3182	\$585,000	26-Oct-23
10/2A ROBE STREET ST KILDA VIC 3182	\$600,000	18-Nov-23
5/88 BRIGHTON ROAD RIPPONLEA VIC 3185	\$594,000	12-Dec-23

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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9/16 MITFORD STREET ST KILDA VIC 3182

Sold Price **\$585,000** Sold Date **26-Oct-23**

2 1 1

Distance **0.09km**

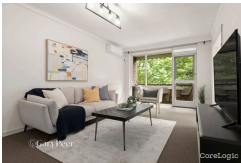


10/2A ROBE STREET ST KILDA VIC 3182

Sold Price **\$600,000** Sold Date **18-Nov-23**

2 1 1

Distance **0.9km**



5/88 BRIGHTON ROAD RIPPONLEA VIC 3185

Sold Price **\$594,000** Sold Date **12-Dec-23**

2 1 1

Distance **1.14km**

RS = Recent sale UN = Undisclosed Sale

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