

## 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

6/19 ROBE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,475,000

Property type

House

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

12/5 HERBERT STREET ST KILDA VIC 3182	\$620,000	24-Nov-23
1/129-131 ARGYLE STREET ST KILDA VIC 3182	\$638,000	19-Oct-23
8/44 ROBE STREET ST KILDA VIC 3182	\$650,000	28-Sep-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.~~

This Statement of Information was prepared on: 09 April 2024

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**12/5 HERBERT STREET ST KILDA VIC 3182**

Sold Price <sup>RS</sup> **\$620,000** <sup>UN</sup> Sold Date **24-Nov-23**

2 1 -

Distance **0.71km**



**1/129-131 ARGYLE STREET ST KILDA VIC 3182**

Sold Price <sup>RS</sup> **\$638,000** Sold Date **19-Oct-23**

2 1 1

Distance **1.06km**



**8/44 ROBE STREET ST KILDA VIC 3182**

Sold Price **\$650,000** Sold Date **28-Sep-23**

2 1 2

Distance **0.28km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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