

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

7/18 PRINCES 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

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2024

to

28 Feb 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

16/145 FITZROY STREET ST KILDA VIC 3182	\$652,500	14-Dec-24
3/1 TENNYSON STREET ELWOOD VIC 3184	\$660,000	21-Nov-24

OR

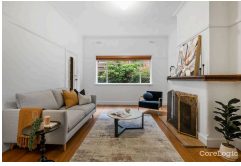
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 31 March 2025

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**16/145 FITZROY STREET ST KILDA
VIC 3182**

Sold Price

\$652,500

Sold Date

14-Dec-24 2 1 1

Distance

0.27km**3/1 TENNYSON STREET ELWOOD
VIC 3184**

Sold Price

\$660,000

Sold Date

21-Nov-24 2 1 1

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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