Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	302/55 Wellington Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$770,000	&	\$840,000

Median sale price

Median price	\$532,000	Pro	perty Type U	Init		Suburb	St Kilda
Period - From	01/07/2023	to	30/06/2024	S	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

Address of comparable property		Price	Date of sale
1	1703/568 St Kilda Rd MELBOURNE 3004	\$760,000	28/08/2024
2	16/21 Marine Pde ST KILDA 3182	\$810,000	24/08/2024
3	117/181 Fitzroy St ST KILDA 3182	\$775,000	12/07/2024

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:	18/09/2024 14:14







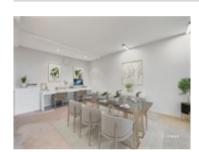
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$770,000 - \$840,000 Median Unit Price Year ending June 2024: \$532,000

Comparable Properties



1703/568 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

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Price: \$760,000 **Method:** Private Sale **Date:** 28/08/2024

Property Type: Apartment



16/21 Marine Pde ST KILDA 3182 (REI)

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Price: \$810,000 Method: Auction Sale Date: 24/08/2024

Property Type: Apartment



117/181 Fitzroy St ST KILDA 3182 (REI/VG)

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Price: \$775,000 Method: Private Sale Date: 12/07/2024 Property Type: Unit Agent Comments

Agent Comments

Account - Cayzer | P: 03 9699 5999



