

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

32 York Street, St Kilda West Vic 3182

Indicative selling price

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

Single price

\$2,785,000

Median sale price

Median price

\$3,282,500

Property Type

House

Suburb

St Kilda West

Period - From

01/07/2022

to

30/06/2023

Source

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	Price	Date of sale
1	34 Loch St ST KILDA WEST 3182	\$3,425,000	18/03/2023
2	45 Wright St MIDDLE PARK 3206	\$3,030,000	18/04/2023
3	35 Dinsdale St ALBERT PARK 3206	\$2,500,000	18/03/2023

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 six months.~~

This Statement of Information was prepared on:

31/07/2023 11:41



 3  2 

Property Type: House (Res)

Land Size: 317 sqm approx

Agent Comments

Indicative Selling Price

\$2,785,000

Median House Price

Year ending June 2023: \$3,282,500

Comparable Properties



34 Loch St ST KILDA WEST 3182 (REI/VG)

Agent Comments

 4  1  -

Price: \$3,425,000

Method: Sold Before Auction

Date: 18/03/2023

Property Type: House (Res)

Land Size: 390.09 sqm approx



45 Wright St MIDDLE PARK 3206 (REI/VG)

Agent Comments

 4  2  -

Price: \$3,030,000

Method: Private Sale

Date: 18/04/2023

Property Type: House

Land Size: 215 sqm approx



35 Dinsdale St ALBERT PARK 3206 (REI)

Agent Comments

 4  1  1

Price: \$2,500,000

Method: Sold Before Auction

Date: 18/03/2023

Property Type: House (Res)

Land Size: 237 sqm approx

Account - Cayzer | P: 03 9699 5999