

# 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

31/82 Park Street, St Kilda West Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000

&

\$539,000

### Median sale price

Median price \$483,000

Property Type Unit

Suburb St Kilda West

Period - From 29/11/2022

to

28/11/2023

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	14/17 Queens Rd MELBOURNE 3004	\$540,000	16/10/2023
2	12/321 Beaconsfield Pde ST KILDA WEST 3182	\$505,000	16/09/2023
3	507/16 Porter St PRAHRAN 3181	\$500,000	26/10/2023

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:

29/11/2023 10:39



Property Type: Unit

Agent Comments

Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

29/11/2022 - 28/11/2023: \$483,000

## Comparable Properties



14/17 Queens Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 16/10/2023

Property Type: Apartment

12/321 Beaconsfield Pde ST KILDA WEST  
3182 (REI/VG)

Agent Comments



Price: \$505,000

Method: Auction Sale

Date: 16/09/2023

Property Type: Unit



507/16 Porter St PRAHRAN 3181 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 26/10/2023

Property Type: Apartment

Account - Biggin &amp; Scott | P: 9520 9000 | F: 9533 6140