

## 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

G01/2 PRINCES 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

\$320,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2023

to

31 Aug 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

108/2A HENRY STREET WINDSOR VIC 3181	\$320,000	28-Jun-24
18/20 CARDIGAN STREET ST KILDA EAST VIC 3183	\$324,500	24-Aug-24
10/93 ARGYLE STREET ST KILDA VIC 3182	\$320,000	20-Jun-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: 12 September 2024



**108/2A HENRY STREET WINDSOR  
VIC 3181**

 1  1  1

Sold Price

<sup>RS</sup>

**\$320,000**

Sold Date

**28-Jun-24**

Distance

**0.5km**



**18/20 CARDIGAN STREET ST  
KILDA EAST VIC 3183**

 1  1  1

Sold Price

<sup>RS</sup>

**\$324,500**

Sold Date

**24-Aug-24**

Distance

**0.62km**



**10/93 ARGYLE STREET ST KILDA  
VIC 3182**

 1  1  1

Sold Price

**\$320,000**

Sold Date

**20-Jun-24**

Distance

**0.85km**

RS = Recent sale

UN = Undisclosed Sale

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