

## 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

9 FARMER 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

\$1,750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,467,500

Property type

House

Suburb

St Kilda

Period-from

01 Aug 2023

to

31 Jul 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

5 LAMBETH PLACE ST KILDA VIC 3182	\$1,790,000	03-Aug-24
40 ROSAMOND STREET BALACLAVA VIC 3183	\$1,838,000	07-May-24
4 MOODIE PLACE ST KILDA VIC 3182	\$1,860,000	18-May-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 August 2024

Tracy Paus  
 P (03) 9066 4812  
 M 0439 766 175  
 E tracypaus@mcgrath.com.au



**5 LAMBETH PLACE ST KILDA VIC 3182**

Sold Price <sup>RS</sup> **\$1,790,000** <sup>UN</sup> Sold Date **03-Aug-24**

3 1 1

Distance **0.23km**



**40 ROSAMOND STREET BALACLAVA VIC 3183**

Sold Price **\$1,838,000** Sold Date **07-May-24**

3 2 -

Distance **0.87km**



**4 MOODIE PLACE ST KILDA VIC 3182**

Sold Price <sup>RS</sup> **\$1,860,000** <sup>UN</sup> Sold Date **18-May-24**

3 2 -

Distance **0.65km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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