

# 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

17 Irymple Avenue, 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)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,680,000 Property Type House Suburb St Kilda

Period - From 01/04/2024 to 30/06/2024 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	29 Prentice St ST KILDA EAST 3183	\$1,320,000	25/08/2024
2	41 Duke St ST KILDA 3182	\$1,230,000	20/07/2024
3	26 Camden St BALACLAVA 3183	\$1,250,000	27/05/2024

**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:

04/10/2024 16:13



**Property Type:** House

**Land Size:** 248 sqm approx

Agent Comments

## Comparable Properties



**29 Prentice St ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$1,320,000

**Method:** Sold After Auction

**Date:** 25/08/2024

**Property Type:** House



**41 Duke St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$1,230,000

**Method:** Auction Sale

**Date:** 20/07/2024

**Property Type:** House (Res)

**Land Size:** 189 sqm approx



**26 Camden St BALACLAVA 3183 (REI/VG)**

Agent Comments



**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 27/05/2024

**Property Type:** House (Res)

**Land Size:** 167 sqm approx