

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

19 MARLTON CRESCENT ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,328,000

Property type

House

Suburb

St Kilda

Period-from

01 Nov 2023

to

31 Oct 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

63 CHOMLEY STREET PRAHRAN VIC 3181	1680000	27-Jun-24
108 CHARLES STREET PRAHRAN VIC 3181	1725000	15-Jun-24
27A KING STREET ST KILDA EAST VIC 3183	1691000	07-Sep-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: 01 November 2024

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



**63 CHOMLEY STREET PRAHRAN
 VIC 3181**

3 1 -

Sold Price **1680000** Sold Date **27-Jun-24**

Distance **1.37km**



**108 CHARLES STREET PRAHRAN
 VIC 3181**

3 2 -

Sold Price **1725000** Sold Date **15-Jun-24**

Distance **1.23km**



**27A KING STREET ST KILDA EAST
 VIC 3183**

3 2 1

Sold Price ^{RS} **1691000** Sold Date **07-Sep-24**

Distance **0.75km**

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

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