

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

34 Marlton Crescent, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,570,000

Property Type

House

Suburb

St Kilda

Period - From

01/04/2023

to

30/06/2023

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	9 Jervois St ST KILDA EAST 3183	\$1,092,000	17/06/2023
2	24 Fawkner St ST KILDA 3182	\$1,050,000	29/03/2023
3	115 Argyle St ST KILDA 3182	\$1,032,500	06/05/2023

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:

28/08/2023 10:41



 3  1 

Property Type: House (Res)

Land Size: 139 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2023: \$1,570,000

Comparable Properties



9 Jervois St ST KILDA EAST 3183 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,092,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 143 sqm approx

24 Fawkner St ST KILDA 3182 (VG)

Agent Comments

 2  -  -

Price: \$1,050,000

Method: Sale

Date: 29/03/2023

Property Type: House - Attached House N.E.C.

Land Size: 152 sqm approx



115 Argyle St ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,032,500

Method: Auction Sale

Date: 06/05/2023

Property Type: House (Res)

Land Size: 163 sqm approx

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371