

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

113 Argyle Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,740,000

Property Type House

Suburb St Kilda

Period - From 01/07/2024

to 30/06/2025

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	58 Upton Rd WINDSOR 3181	\$1,102,000	16/08/2025
2	41 Havelock St ST KILDA 3182	\$1,200,000	07/07/2025
3	56 Chaucer St ST KILDA 3182	\$1,190,000	21/03/2025

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:

25/08/2025 11:10



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Rooms: 4

Property Type: House (Res)

Land Size: 164 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending June 2025: \$1,740,000

Comparable Properties



58 Upton Rd WINDSOR 3181 (REI)

Agent Comments

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Price: \$1,102,000

Method: Auction Sale

Date: 16/08/2025

Property Type: House (Res)



41 Havelock St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$1,200,000

Method: Private Sale

Date: 07/07/2025

Property Type: House

Land Size: 162 sqm approx



56 Chaucer St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$1,190,000

Method: Sold Before Auction

Date: 21/03/2025

Property Type: House (Res)

Land Size: 128 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372