

# 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

35 Vale 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)

Single price 

--

 or range between 

\$1,700,000
-------------

 & 

\$1,800,000
-------------

### Median sale price

Median price 

\$1,467,500
-------------

 Property type 

House
-------

 Suburb 

ST KILDA
----------

Period - From 

19/08/2023
------------

 to 

18/08/2024
------------

 Source 

core_logic
------------

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	5 Lambeth Place St Kilda Vic 3182	\$1,790,000	2024-08-03
2	18 Hawsleigh Avenue Balaclava Vic 3183	\$1,960,000	2024-06-29
3	28 Alexandra Street St Kilda East Vic 3183	\$1,700,000	2024-05-14

This Statement of Information was prepared on: 

19/08/2024
------------

