Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	3/11 Mitchell Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,570,000	Pro	perty Type	House		Suburb	St Kilda
Period - From	01/10/2022	to	30/09/2023		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

Auc	areas or comparable property	1 1100	Date of Sale
1	10 Boondara Gr ST KILDA EAST 3183	\$1,660,000	29/07/2023
2	10 Glenmark Av ST KILDA 3182	\$1,600,000	18/10/2023
3	3 Malakoff St ST KILDA EAST 3183	\$1,500,000	01/11/2023

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:	21/11/2023 17:05



Date of sale



Sam Hobbs 386445500 0404 164 444 samhobbs@jelliscraig.com.au

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price

Year ending September 2023: \$1,570,000



1 3 **1** 2 **2** 0

Rooms: 6

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



10 Boondara Gr ST KILDA EAST 3183 (REI/VG) Agent Comments

3

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Price: \$1,660,000 **Method:** Auction Sale **Date:** 29/07/2023

Property Type: House (Res) Land Size: 234 sqm approx



10 Glenmark Av ST KILDA 3182 (REI)

3



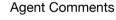


Price: \$1,600,000

Method: Sold Before Auction

Date: 18/10/2023

Property Type: House (Res) Land Size: 178 sqm approx





3 Malakoff St ST KILDA EAST 3183 (REI)

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1

a.

Price: \$1,500,000 Method: Private Sale Date: 01/11/2023 Property Type: House Agent Comments

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393



