

# 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

41 Havelock Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,275,000

### Median sale price

Median price

\$1,670,000

Property Type

House

Suburb

St Kilda

Period - From

01/01/2025

to

31/03/2025

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 | 4 Somerset PI WINDSOR 3181     | \$1,160,000 | 22/03/2025   |
| 2 | 56 Chaucer St ST KILDA 3182    | \$1,190,000 | 21/03/2025   |
| 3 | 14 Elm Gr BALACLAVA 3183       | \$1,255,000 | 03/12/2024   |

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:

02/06/2025 16:36



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**Indicative Selling Price**  
\$1,275,000

**Median House Price**  
March quarter 2025: \$1,670,000



2   1  

**Property Type:** House (Res)  
**Agent Comments**

## Comparable Properties



**4 Somerset PI WINDSOR 3181 (REI/VG)**

**Agent Comments**

2   1   -

**Price:** \$1,160,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** House (Res)  
**Land Size:** 176 sqm approx



**56 Chaucer St ST KILDA 3182 (REI/VG)**

**Agent Comments**

2   1   -

**Price:** \$1,190,000  
**Method:** Sold Before Auction  
**Date:** 21/03/2025  
**Property Type:** House (Res)  
**Land Size:** 128 sqm approx



**14 Elm Gr BALACLAVA 3183 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$1,255,000  
**Method:** Private Sale  
**Date:** 03/12/2024  
**Property Type:** House (Res)  
**Land Size:** 217 sqm approx

**Account - Jellis Craig** | P: 03 8644 5500



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