

## 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

4/39 ROBE 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) (\*Delete single price or range as applicable)

Single Price

\$890,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$502,725

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

### 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 6 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

4/8A DICKENS STREET ELWOOD VIC 3184	\$875,000	19-Nov-23
8/41 SHELLEY STREET ELWOOD VIC 3184	\$870,000	12-Oct-23

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 6 months.

This Statement of Information was prepared on: 01 December 2023

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**4/8A DICKENS STREET ELWOOD  
VIC 3184**

Sold Price

<sup>RS</sup> **\$875,000** <sup>UN</sup>Sold Date **19-Nov-23**

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Distance **1.04km****8/41 SHELLEY STREET ELWOOD  
VIC 3184**

Sold Price

**\$870,000**Sold Date **12-Oct-23**

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Distance **1.88km****RS** = Recent sale**UN** = Undisclosed Sale

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