

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

22 Gurner Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,570,000 Property Type House Suburb St Kilda

Period - From 01/04/2023 to 31/03/2024 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	9 Smith St ST KILDA 3182	\$2,200,000	24/02/2024
2	38 Lewisham Rd WINDSOR 3181	\$2,150,000	13/04/2024
3	63 Donald St PRAHRAN 3181	\$2,060,000	24/02/2024

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:

16/04/2024 11:42

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending March 2024: \$1,570,000



4 2 0

Property Type: House

Agent Comments

Comparable Properties



9 Smith St ST KILDA 3182 (REI/VG)

Agent Comments

4 2 1

Price: \$2,200,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 416 sqm approx



38 Lewisham Rd WINDSOR 3181 (REI)

Agent Comments

4 2 2

Price: \$2,150,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)



63 Donald St PRAHRAN 3181 (REI)

Agent Comments

4 2 1

Price: \$2,060,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

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