

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

29 Fawkner Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$1,250,000

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	14 Elm Gr BALACLAVA 3183	\$1,255,000	03/12/2024
2	27 Prentice St ST KILDA EAST 3183	\$1,250,000	09/11/2024
3	2 Queen St ST KILDA EAST 3183	\$1,300,025	06/11/2024

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:

14/04/2025 14:14



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Indicative Selling Price
\$1,250,000

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



2 1 2

Property Type: House
Agent Comments

Comparable Properties



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



27 Prentice St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$1,250,000
Method: Private Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 193 sqm approx



2 Queen St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 -

Price: \$1,300,025
Method: Private Sale
Date: 06/11/2024
Property Type: House
Land Size: 200 sqm approx

Account - Jellis Craig | P: 03 8644 5500



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