

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 94 Wellington Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$1,590,000 Property Type House Suburb St Kilda

Period - From 01/10/2024 to 31/12/2024 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	3 York St ST KILDA WEST 3182	\$2,310,000	11/02/2025
2	29 Ann St WINDSOR 3181	\$2,260,000	09/11/2024
3	39 Nicholson St SOUTH YARRA 3141	\$2,285,000	24/10/2024

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: 05/03/2025 15:28

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Property Type: House - Attached
House N.E.C.
Land Size: 320 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
December quarter 2024: \$1,590,000

Comparable Properties



3 York St ST KILDA WEST 3182 (REI)

[Agent Comments](#)



Price: \$2,310,000
Method: Sold Before Auction
Date: 11/02/2025
Property Type: House (Res)



29 Ann St WINDSOR 3181 (REI/VG)

[Agent Comments](#)



Price: \$2,260,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 247 sqm approx



39 Nicholson St SOUTH YARRA 3141 (REI/VG)

[Agent Comments](#)



Price: \$2,285,000
Method: Auction Sale
Date: 24/10/2024
Property Type: House (Res)
Land Size: 281 sqm approx

Account - Jellis Craig | P: 03 8644 5500



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