

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 38 Wellington Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,680,000 Property Type House Suburb St Kilda

Period - From 01/04/2024 to 30/06/2024 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	5 Lambeth PI ST KILDA 3182	\$1,790,000	03/08/2024
2	28 Alexandra St ST KILDA EAST 3183	\$1,700,000	14/05/2024
3	2 Fern Av WINDSOR 3181	\$1,625,000	02/03/2024

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: 15/08/2024 13:58



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Rooms: 5
Property Type: House
Land Size: 392 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
June quarter 2024: \$1,680,000

Comparable Properties



5 Lambeth PI ST KILDA 3182 (REI)

[Agent Comments](#)

 3  1  2

Price: \$1,790,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)



28 Alexandra St ST KILDA EAST 3183 (REI)

[Agent Comments](#)

 3  1  2

Price: \$1,700,000
Method: Private Sale
Date: 14/05/2024
Property Type: House



2 Fern Av WINDSOR 3181 (REI/VG)

[Agent Comments](#)

 2  1  -

Price: \$1,625,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 226 sqm approx

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