

# 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

68 Argyle 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)

Single price \$960,000

### Median sale price

Median price \$1,707,500

Property Type House

Suburb St Kilda

Period - From 01/10/2023

to 31/12/2023

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	15 Neptune St ST KILDA 3182	\$1,020,000	08/01/2024
2	50 Upton Rd WINDSOR 3181	\$976,000	23/01/2024
3	7 Malakoff St ST KILDA EAST 3183	\$960,500	28/01/2024

**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:

19/03/2024 09:19

Sam Hobbs

386445500

0404 164 444

samhobbs@jellisrcraig.com.au

**Indicative Selling Price**

\$960,000

**Median House Price**

December quarter 2023: \$1,707,500



2 2 0

**Property Type:** House

Agent Comments

## Comparable Properties



15 Neptune St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

**Price:** \$1,020,000

**Method:** Private Sale

**Date:** 08/01/2024

**Property Type:** House (Res)

**Land Size:** 141 sqm approx



50 Upton Rd WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

**Price:** \$976,000

**Method:** Private Sale

**Date:** 23/01/2024

**Property Type:** House

**Land Size:** 123 sqm approx



7 Malakoff St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 -

**Price:** \$960,500

**Method:** Private Sale

**Date:** 28/01/2024

**Property Type:** House

**Land Size:** 209 sqm approx

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