

# 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

32 York Street, St Kilda West Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,600,000 & \$2,800,000

### Median sale price

Median price \$3,007,500 Property Type House Suburb St Kilda West

Period - From 01/04/2022 to 31/03/2023 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	34 Loch St ST KILDA WEST 3182	\$3,425,000	18/03/2023
2	56 York St ST KILDA WEST 3182	\$2,900,000	19/12/2022
3	35 Dinsdale St ALBERT PARK 3206	\$2,500,000	18/03/2023

**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:

19/06/2023 11:06



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**Property Type:** House  
**Land Size:** 317 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$2,600,000 - \$2,800,000  
**Median House Price**  
 Year ending March 2023: \$3,007,500

## Comparable Properties



**34 Loch St ST KILDA WEST 3182 (REI/VG)**

**Agent Comments**

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**Price:** \$3,425,000  
**Method:** Sold Before Auction  
**Date:** 18/03/2023  
**Property Type:** House (Res)  
**Land Size:** 390.09 sqm approx



**56 York St ST KILDA WEST 3182 (VG)**

**Agent Comments**

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**Price:** \$2,900,000  
**Method:** Sale  
**Date:** 19/12/2022  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 220 sqm approx



**35 Dinsdale St ALBERT PARK 3206 (REI)**

**Agent Comments**

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**Price:** \$2,500,000  
**Method:** Sold Before Auction  
**Date:** 18/03/2023  
**Property Type:** House (Res)  
**Land Size:** 237 sqm approx

**Account - Cayzer** | P: 03 9699 5999