

# 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

7 Kipling 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)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,570,000 Property Type House Suburb St Kilda

Period - From 01/04/2023 to 30/06/2023 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	4 High St PRAHRAN 3181	\$1,500,000	04/05/2023
2	27 Wordsworth St ST KILDA 3182	\$1,470,000	14/06/2023
3	3 Kalymna Gr ST KILDA EAST 3183	\$1,465,000	06/05/2023

**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:

03/10/2023 10:09



**Property Type:** House  
**Land Size:** 312 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,400,000 - \$1,500,000  
**Median House Price**  
 June quarter 2023: \$1,570,000

## Comparable Properties



**4 High St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 04/05/2023  
**Property Type:** House  
**Land Size:** 328 sqm approx



**27 Wordsworth St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$1,470,000  
**Method:** Sold Before Auction  
**Date:** 14/06/2023  
**Property Type:** House (Res)  
**Land Size:** 204 sqm approx



**3 Kalyrna Gr ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$1,465,000  
**Method:** Auction Sale  
**Date:** 06/05/2023  
**Property Type:** House (Res)  
**Land Size:** 270 sqm approx

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372