

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

18 Fawkner Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$1,600,000

Median sale price

Median price \$1,790,000

Property Type House

Suburb St Kilda

Period - From 01/07/2024

to 30/09/2024

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	11 Prentice St ST KILDA EAST 3183	\$1,420,000	19/09/2024
2	26 Jackson St ST KILDA 3182	\$1,455,000	25/06/2024
3			

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:

26/11/2024 12:11

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Indicative Selling Price

\$1,600,000

Median House Price

September quarter 2024: \$1,790,000

**Property Type:** House (Res)

Agent Comments

Comparable Properties

**11 Prentice St ST KILDA EAST 3183 (VG)**

Agent Comments

**Price:** \$1,420,000**Method:** Sale**Date:** 19/09/2024**Property Type:** House (Res)**Land Size:** 129 sqm approx**26 Jackson St ST KILDA 3182 (VG)**

Agent Comments

**Price:** \$1,455,000**Method:** Sale**Date:** 25/06/2024**Property Type:** House (Res)**Land Size:** 337 sqm approx

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.

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



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