

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 88 Pakington Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$1,700,000

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	90 Mitford St ELWOOD 3184	\$1,740,000	10/09/2024
2	23 Albion St BALACLAVA 3183	\$1,650,000	02/07/2024
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:

16/09/2024 10:25



 3  1  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,700,000

Median House Price

June quarter 2024: \$1,680,000

Comparable Properties



90 Mitford St ELWOOD 3184 (REI)

 4  2  1

Price: \$1,740,000

Method: Private Sale

Date: 10/09/2024

Property Type: House (Res)

Land Size: 441 sqm approx

Agent Comments

Within close distance, similar size block and similar vintage.



23 Albion St BALACLAVA 3183 (REI/VG)

 4  2  2

Price: \$1,650,000

Method: Private Sale

Date: 02/07/2024

Property Type: House (Res)

Land Size: 440 sqm approx

Agent Comments

Similar land size, similar not renovated, within similar distance.

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 9864 5000