

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 133 Argyle St, 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 \$2,000,000 & \$2,200,000

## 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

**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
25 Attley Gve ST KILDA EAST 3183	\$2,150,000	21/05/2023
21 Myrtle St ST KILDA EAST 3183	\$1,925,000	03/06/2023
1 Alma Gr ST KILDA 3182	\$2,200,000	27/05/2023

This Statement of Information was prepared on: 15/08/2023