

# 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

2A Park 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 \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$2,985,000

Property Type House

Suburb St Kilda West

Period - From 01/01/2023

to 31/12/2023

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	8 Glenmark Av ST KILDA 3182	\$1,486,000	03/10/2023
2	1/21 Tennyson St ELWOOD 3184	\$1,430,000	27/10/2023
3	51 Marlborough St BALACLAVA 3183	\$1,350,000	21/10/2023

**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:

23/02/2024 16:59

Sam Hobbs

386445500

0404 164 444

samhobbs@jellisrcraig.com.au

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

Year ending December 2023: \$2,985,000



3 1 2

**Property Type:** House

Agent Comments

## Comparable Properties



8 Glenmark Av ST KILDA 3182 (REI/VG)

Agent Comments

3 1 -

**Price:** \$1,486,000

**Method:** Sold Before Auction

**Date:** 03/10/2023

**Property Type:** House

**Land Size:** 191 sqm approx



1/21 Tennyson St ELWOOD 3184 (VG)

Agent Comments

3 - -

**Price:** \$1,430,000

**Method:** Sale

**Date:** 27/10/2023

**Property Type:** House - Attached House N.E.C.

**Land Size:** 251 sqm approx



51 Marlborough St BALACLAVA 3183 (REI/VG) Agent Comments

3 2 -

**Price:** \$1,350,000

**Method:** Sold Before Auction

**Date:** 21/10/2023

**Property Type:** House (Res)

**Land Size:** 224 sqm approx

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