

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

26-28 Havelock Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,725,800 Property Type House Suburb St Kilda

Period - From 01/01/2022 to 31/12/2022 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	47 Fawkner St ST KILDA 3182	\$1,300,000	27/08/2022
2	8 Frampton St ST KILDA 3182	\$1,290,000	27/08/2022
3	83 Carlisle St ST KILDA 3182	\$1,217,000	11/01/2023

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:

16/02/2023 18:40



Property Type:

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending December 2022: \$1,725,800

Comparable Properties



47 Fawkner St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 27/08/2022

Property Type: House (Res)

Land Size: 302 sqm approx



8 Frampton St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,290,000

Method: Auction Sale

Date: 27/08/2022

Property Type: House (Res)

Land Size: 239 sqm approx



83 Carlisle St ST KILDA 3182 (REI)

Agent Comments



Price: \$1,217,000

Method: Private Sale

Date: 11/01/2023

Property Type: House (Res)

Land Size: 243 sqm approx

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