

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

7 Kipling Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$1,599,000

Median sale price

Median price \$1,570,000

Property Type House

Suburb St Kilda

Period - From 01/10/2022

to 30/09/2023

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	39 Marlborough St BALACLAVA 3183	\$1,662,000	02/09/2023
2	39 Blanche St ST KILDA 3182	\$1,610,000	24/06/2023
3	21 Hotham St ST KILDA EAST 3183	\$1,540,000	10/07/2023

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:

20/11/2023 07:08



3 1 2

Property Type: House (Res)

Land Size: 312 sqm approx

Agent Comments

Indicative Selling Price

\$1,599,000

Median House Price

Year ending September 2023: \$1,570,000

Comparable Properties



39 Marlborough St BALACLAVA 3183 (REI)

Agent Comments

3 2 1

Price: \$1,662,000

Method: Private Sale

Date: 02/09/2023

Property Type: House



39 Blanche St ST KILDA 3182 (REI/VG)

Agent Comments

3 2 2

Price: \$1,610,000

Method: Private Sale

Date: 24/06/2023

Property Type: House (Res)

Land Size: 128 sqm approx



21 Hotham St ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 1 2

Price: \$1,540,000

Method: Private Sale

Date: 10/07/2023

Property Type: Studio Apartment

Land Size: 498 sqm approx

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