

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

38 Charles Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$1,875,000

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 (*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	121 Peel St WINDSOR 3181	\$1,835,000	26/08/2023
2	44 Dalgety St ST KILDA 3182	\$1,810,000	27/06/2023
3	35 Broadway ELWOOD 3184	\$1,800,000	29/06/2023

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:

11/09/2023 12:23



4 2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,875,000

Median House Price

June quarter 2023: \$1,570,000

Comparable Properties



121 Peel St WINDSOR 3181 (REI)

Agent Comments

4 2 1

Price: \$1,835,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 326 sqm approx



44 Dalgety St ST KILDA 3182 (REI)

Agent Comments

4 2 2

Price: \$1,810,000

Method: Private Sale

Date: 27/06/2023

Property Type: House



35 Broadway ELWOOD 3184 (REI)

Agent Comments

4 1 2

Price: \$1,800,000

Method: Private Sale

Date: 29/06/2023

Property Type: Apartment

Land Size: 400 sqm approx

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