

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

122 Argyle Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,230,000 & \$1,350,000

Median sale price

Median price \$1,680,000 Property Type House Suburb St Kilda

Period - From 03/11/2024 to 02/11/2025 Source Property Data

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	50 Brunning St BALACLAVA 3183	\$1,410,000	04/10/2025
2	36 Gibbs St BALACLAVA 3183	\$1,350,000	30/09/2025
3	1 Charlotte PI ST KILDA 3182	\$1,235,000	29/09/2025

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:

03/11/2025 12:13



 2
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  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,230,000 - \$1,350,000

Median House Price

03/11/2024 - 02/11/2025: \$1,680,000

Comparable Properties



50 Brunning St BALACLAVA 3183 (REI)

Agent Comments

 2
  1
  1

Price: \$1,410,000

Method: Auction Sale

Date: 04/10/2025

Property Type: House (Res)

Land Size: 195 sqm approx



36 Gibbs St BALACLAVA 3183 (REI)

Agent Comments

 3
  2
  1

Price: \$1,350,000

Method: Sold Before Auction

Date: 30/09/2025

Property Type: House (Res)



1 Charlotte Pl ST KILDA 3182 (REI)

Agent Comments

 3
  1
  -

Price: \$1,235,000

Method: Sold Before Auction

Date: 29/09/2025

Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999



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