

# 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

5/1-5 Martin Street, St Kilda 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,100,000 Property Type Townhouse Suburb St Kilda

Period - From 09/05/2023 to 08/05/2024 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	11/83-89 Brighton Rd ELWOOD 3184	\$1,020,000	14/11/2023
2	3/98 Westbury St BALACLAVA 3183	\$1,012,000	13/11/2023
3	1/163 Hotham St BALACLAVA 3183	\$1,010,000	12/11/2023

**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:

09/05/2024 09:54



4   2   1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median Townhouse Price**  
09/05/2023 - 08/05/2024: \$1,100,000

## Comparable Properties



11/83-89 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

3   1   1

**Price:** \$1,020,000  
**Method:** Private Sale  
**Date:** 14/11/2023  
**Property Type:** Townhouse (Res)



3/98 Westbury St BALACLAVA 3183 (REI/VG)

Agent Comments

3   3   2

**Price:** \$1,012,000  
**Method:** Private Sale  
**Date:** 13/11/2023  
**Property Type:** Townhouse (Single)



1/163 Hotham St BALACLAVA 3183 (REI/VG)

Agent Comments

2   2   1

**Price:** \$1,010,000  
**Method:** Auction Sale  
**Date:** 12/11/2023  
**Property Type:** Townhouse (Res)

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