

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

10a Robe Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,790,000 Property Type House Suburb St Kilda

Period - From 01/07/2024 to 30/09/2024 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 | 23 Baker St ST KILDA 3182 | \$2,500,000 | 15/09/2024 |
| 2 | 5 Glen Eira Rd RIPPONLEA 3185 | \$2,600,000 | 08/08/2024 |
| 3 | 22 Gurner St ST KILDA 3182 | \$2,400,000 | 28/06/2024 |

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:

25/11/2024 15:07

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3 2 3

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

September quarter 2024: \$1,790,000

Comparable Properties



23 Baker St ST KILDA 3182 (REI/VG)

Agent Comments

4 2 1

Price: \$2,500,000

Method: Private Sale

Date: 15/09/2024

Property Type: House (Res)

Land Size: 226 sqm approx



5 Glen Eira Rd RIPPONLEA 3185 (REI)

Agent Comments

4 4 2

Price: \$2,600,000

Method: Private Sale

Date: 08/08/2024

Property Type: House



22 Gurner St ST KILDA 3182 (REI/VG)

Agent Comments

3 2 -

Price: \$2,400,000

Method: Private Sale

Date: 28/06/2024

Property Type: House (Res)

Land Size: 271 sqm approx

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393