

# 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

29 Fawkner Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&

\$1,300,000

### Median sale price

Median price \$1,590,000

Property Type House

Suburb St Kilda

Period - From 01/10/2024

to 31/12/2024

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	14 Elm Gr BALACLAVA 3183	\$1,255,000	03/12/2024
2	27 Prentice St ST KILDA EAST 3183	\$1,250,000	09/11/2024
3	2 Queen St ST KILDA EAST 3183	\$1,300,025	06/11/2024

**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:

17/03/2025 16:43



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2   1   1

**Property Type:** House (Res)  
**Land Size:** 190 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,300,000  
**Median House Price**  
December quarter 2024: \$1,590,000

## Comparable Properties



**14 Elm Gr BALACLAVA 3183 (REI)**

**Agent Comments**

2   1   1

**Price:** \$1,255,000  
**Method:** Private Sale  
**Date:** 03/12/2024  
**Property Type:** House (Res)



**27 Prentice St ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)  
**Land Size:** 193 sqm approx



**2 Queen St ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

2   1   -

**Price:** \$1,300,025  
**Method:** Private Sale  
**Date:** 06/11/2024  
**Property Type:** House  
**Land Size:** 200 sqm approx

**Account - Jellis Craig | P: 03 8644 5500**



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