

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

9 Odessa Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$1,707,500 Property Type House Suburb St Kilda

Period - From 01/10/2023 to 31/12/2023 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	50 William St BALACLAVA 3183	\$2,500,000	08/12/2023
2	26 Mcilwrick St WINDSOR 3181	\$2,400,000	09/11/2023
3	41 Mcilwrick St WINDSOR 3181	\$2,360,000	06/12/2023

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:

30/01/2024 12:59

Sam Hobbs

386445500

0404 164 444

samhobbs@jellisrcraig.com.au

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

December quarter 2023: \$1,707,500



 3  1  0

Rooms: 7

Property Type: House (Res)

Land Size: 417.27 sqm approx

Agent Comments

Comparable Properties



50 William St BALACLAVA 3183 (VG)

Agent Comments

 3  -  -

Price: \$2,500,000

Method: Sale

Date: 08/12/2023

Property Type: House (Res)

Land Size: 496 sqm approx



26 Mcilwrick St WINDSOR 3181 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,400,000

Method: Private Sale

Date: 09/11/2023

Property Type: House

Land Size: 378 sqm approx



41 Mcilwrick St WINDSOR 3181 (REI)

Agent Comments

 5  3  -

Price: \$2,360,000

Method: Sold Before Auction

Date: 06/12/2023

Property Type: House (Res)

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