

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

34 York Street, St Kilda West 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 \$3,282,500 Property Type House Suburb St Kilda West

Period - From 01/07/2022 to 30/06/2023 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	32 York St ST KILDA WEST 3182	\$2,725,000	17/08/2023
2	35 Dinsdale St ALBERT PARK 3206	\$2,500,000	18/03/2023
3	37 Harold St MIDDLE PARK 3206	\$2,485,000	17/05/2023

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:

25/08/2023 09:01



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Rooms: 8
Property Type: House (Res)
Land Size: 320 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,600,000
Median House Price
Year ending June 2023: \$3,282,500

Comparable Properties



32 York St ST KILDA WEST 3182 (REI)

Agent Comments

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Price: \$2,725,000
Method: Private Sale
Date: 17/08/2023
Property Type: House
Land Size: 317 sqm approx



35 Dinsdale St ALBERT PARK 3206 (REI)

Agent Comments

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Price: \$2,500,000
Method: Sold Before Auction
Date: 18/03/2023
Property Type: House (Res)
Land Size: 237 sqm approx



37 Harold St MIDDLE PARK 3206 (REI/VG)

Agent Comments

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Price: \$2,485,000
Method: Private Sale
Date: 17/05/2023
Property Type: House (Res)
Land Size: 241 sqm approx

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