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

41 Havelock Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,150,000		&		\$1,250,000			
Median sale price								
Median price	\$1,670,000	Pro	Property Type Hous		se		Suburb	St Kilda
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4 Somerset PI WINDSOR 3181	\$1,160,000	22/03/2025
2	56 Chaucer St ST KILDA 3182	\$1,190,000	21/03/2025
3	14 Elm Gr BALACLAVA 3183	\$1,255,000	03/12/2024

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:

07/05/2025 13:50



JellisCraig





Property Type: Divorce/Estate/Family Transfers Land Size: 162 sqm approx Agent Comments Sam Hobbs 386445500 0404 164 444 samhobbs@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price March quarter 2025: \$1,670,000

Comparable Properties

4 Somerset PI WINDSOR 3181 (REI) 2 1 2 Price: \$1,160,000 Method: Auction Sale Date: 22/03/2025 Property Type: House (Res)	Agent Comments
56 Chaucer St ST KILDA 3182 (REI/VG) 2 1 2 - Price: \$1,190,000 Method: Sold Before Auction Date: 21/03/2025 Property Type: House (Res) Land Size: 128 sqm approx	Agent Comments
14 Elm Gr BALACLAVA 3183 (REI/VG) 2 1 1 1 Price: \$1,255,000 Method: Private Sale Date: 03/12/2024 Property Type: House (Res) Land Size: 217 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 8644 5500



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