

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 between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,670,000

Property Type

House

Suburb

St Kilda

Period - From

01/01/2025

to

31/03/2025

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 | 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



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



2 1

Property Type:
Divorce/Estate/Family Transfers
Land Size: 162 sqm approx
Agent Comments

Comparable Properties



4 Somerset PI WINDSOR 3181 (REI)

Agent Comments

2 1 -

Price: \$1,160,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)



56 Chaucer St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 -

Price: \$1,190,000
Method: Sold Before Auction
Date: 21/03/2025
Property Type: House (Res)
Land Size: 128 sqm approx



14 Elm Gr BALACLAVA 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$1,255,000
Method: Private Sale
Date: 03/12/2024
Property Type: House (Res)
Land Size: 217 sqm approx