

# 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

18 Fawkner Street, St Kilda Vic 3182

### Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,790,000 Property Type House Suburb St Kilda

Period - From 01/07/2024 to 30/09/2024 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	11 Prentice St ST KILDA EAST 3183	\$1,420,000	19/09/2024
2	26 Jackson St ST KILDA 3182	\$1,455,000	25/06/2024
3			

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.

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Sam Hobbs

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**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

September quarter 2024: \$1,790,000



4 2 2

**Property Type:** House

**Land Size:** 303 sqm approx

Agent Comments

## Comparable Properties



11 Prentice St ST KILDA EAST 3183 (VG)

Agent Comments

3 - -

**Price:** \$1,420,000

**Method:** Sale

**Date:** 19/09/2024

**Property Type:** House (Res)

**Land Size:** 129 sqm approx



26 Jackson St ST KILDA 3182 (VG)

Agent Comments

3 - -

**Price:** \$1,455,000

**Method:** Sale

**Date:** 25/06/2024

**Property Type:** House (Res)

**Land Size:** 337 sqm approx

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.

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



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