

# 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

14/45 Wellington Street, St Kilda Vic 3182

### Indicative selling price

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

Range between

\$370,000

&

\$400,000

### Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/04/2024

to

30/06/2024

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 | 7/12 Fitzroy St ST KILDA 3182    | \$383,000 | 09/08/2024   |
| 2 | 214/163 Fitzroy St ST KILDA 3182 | \$375,000 | 18/04/2024   |
| 3 | 38/87 Alma Rd ST KILDA EAST 3183 | \$397,000 | 08/03/2024   |

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:

03/09/2024 10:35



**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$370,000 - \$400,000

**Median Unit Price**

June quarter 2024: \$560,000

## Comparable Properties



**7/12 Fitzroy St ST KILDA 3182 (REI)**

**Agent Comments**



**Price:** \$383,000

**Method:** Private Sale

**Date:** 09/08/2024

**Property Type:** Apartment



**214/163 Fitzroy St ST KILDA 3182 (REI/VG)**

**Agent Comments**



**Price:** \$375,000

**Method:** Private Sale

**Date:** 18/04/2024

**Property Type:** Unit



**38/87 Alma Rd ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**



**Price:** \$397,000

**Method:** Private Sale

**Date:** 08/03/2024

**Property Type:** Unit

**Account** - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000