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	18/25 Redan Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $165,000

Median sale price

Median price $515,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2023 to 31/03/2023 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	46/92 Grey St ST KILDA 3182	$200,000	09/02/2023
2	12/4 Wando Gr ST KILDA EAST 3183	$200,000	15/02/2023
3	23/25 Redan St ST KILDA 3182	$160,000	11/03/2023

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: 29/05/2023 13:39

18/25 Redan Street, St Kilda Vic 3182



1 1 1

Property Type: Studio Apartment

Agent Comments

Indicative Selling Price
$165,000
Median Unit Price
March quarter 2023: $515,000

Comparable Properties



46/92 Grey St ST KILDA 3182 (REI/VG)

1 1 1

Agent Comments

Price: $200,000
Method: Private Sale
Date: 09/02/2023
Property Type: Studio Apartment



12/4 Wando Gr ST KILDA EAST 3183 (REI/VG)

1 1 1

Agent Comments

Price: $200,000
Method: Private Sale
Date: 15/02/2023
Property Type: Studio Apartment

23/25 Redan St ST KILDA 3182 (REI/VG)

1 1 1

Agent Comments

Price: $160,000
Method: Private Sale
Date: 11/03/2023
Property Type: Unit

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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