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	14/1 Park Street, St Kilda West Vic 3182

Indicative selling price

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

Range between $340,000 & $370,000

Median sale price

Median price $586,250 Property Type Unit Suburb St Kilda West

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	15/1 Park St ST KILDA WEST 3182	$371,000	31/07/2024
2	6/102 Park St ST KILDA WEST 3182	$360,000	20/07/2024
3	5/41 Park St ST KILDA WEST 3182	$340,000	27/05/2024

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: 01/11/2024 11:50

14/1 Park Street, St Kilda West Vic 3182



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Property Type:
Divorce/Estate/Family Transfers

Agent Comments

Indicative Selling Price
$340,000 - $370,000
Median Unit Price
September quarter 2024: $586,250

Comparable Properties



15/1 Park St ST KILDA WEST 3182 (REI/VG)

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Agent Comments

Price: $371,000
Method: Private Sale
Date: 31/07/2024
Property Type: Unit



6/102 Park St ST KILDA WEST 3182 (REI/VG)

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Agent Comments

Price: $360,000
Method: Private Sale
Date: 20/07/2024
Property Type: Apartment



5/41 Park St ST KILDA WEST 3182 (REI/VG)

1 1 -

Agent Comments

Price: $340,000
Method: Private Sale
Date: 27/05/2024
Property Type: Apartment

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

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