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	3/11 Burnett Street, St Kilda Vic 3182

Indicative selling price

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

Range between $450,000 & $480,000

Median sale price

Median price $520,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2024 to 31/12/2024 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	25/107 Park St ST KILDA WEST 3182	$465,000	26/11/2024
2	207/220 Commercial Rd PRAHRAN 3181	$472,000	26/09/2024
3	30/1 Esplanade ST KILDA 3182	$467,500	16/08/2024

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: 03/02/2025 13:25

3/11 Burnett Street, St Kilda Vic 3182



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$450,000 - $480,000
Median Unit Price
Year ending December 2024: $520,000

Comparable Properties

25/107 Park St ST KILDA WEST 3182 (VG)

1 - -

Agent Comments

Price: $465,000
Method: Sale
Date: 26/11/2024
Property Type: Subdivided Flat - Single OYO Flat



207/220 Commercial Rd PRAHRAN 3181 (REI/VG)

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Agent Comments

Price: $472,000
Method: Private Sale
Date: 26/09/2024
Property Type: Apartment

30/1 Esplanade ST KILDA 3182 (VG)

1 - -

Agent Comments

Price: $467,500
Method: Sale
Date: 16/08/2024
Property Type: Strata Flat - Single OYO Flat

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

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