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<br>Including suburb and postcode | 14/8 St Leonards Avenue, St Kilda Vic 3182 |

## Indicative selling price

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

Range between $390,000 & $420,000

## 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 | 7/48 Dalgety St ST KILDA 3182 | $405,000 | 17/02/2025 |
| 2 | 12/4 The Avenue WINDSOR 3181 | $420,000 | 12/12/2024 |
| 3 | 24/8 St Leonards Av ST KILDA 3182 | $402,500 | 18/10/2024 |

**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: 03/03/2025 18:41

# 14/8 St Leonards Avenue, St Kilda Vic 3182



1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$390,000 - $420,000
**Median Unit Price**
Year ending December 2024: $520,000

## Comparable Properties



**7/48 Dalgety St ST KILDA 3182 (REI)**

1 1 1

**Price:** $405,000
**Method:** Private Sale
**Date:** 17/02/2025
**Property Type:** Apartment

Agent Comments



**12/4 The Avenue WINDSOR 3181 (REI/VG)**

1 1 1

**Price:** $420,000
**Method:** Private Sale
**Date:** 12/12/2024
**Property Type:** House

Agent Comments



**24/8 St Leonards Av ST KILDA 3182 (REI/VG)**

1 1 1

**Price:** $402,500
**Method:** Private Sale
**Date:** 18/10/2024
**Property Type:** Apartment

Agent Comments

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

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