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	31 Jervois Street, St Kilda East Vic 3183

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,523,000 Property Type House Suburb St Kilda East

Period - From 01/10/2022 to 31/12/2022 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	2 Grosvenor St BALACLAVA 3183	$1,450,000	17/09/2022
2	65 Argyle St ST KILDA 3182	$1,449,000	15/09/2022
3	243 Inkerman St BALACLAVA 3183	$1,360,000	18/12/2022

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: 15/03/2023 15:26

31 Jervois Street, St Kilda East Vic 3183



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
December quarter 2022: $1,523,000

Comparable Properties



2 Grosvenor St BALACLAVA 3183 (REI/VG)

3 1 2

Price: $1,450,000
Method: Auction Sale
Date: 17/09/2022
Property Type: House (Res)
Land Size: 290 sqm approx

Agent Comments



65 Argyle St ST KILDA 3182 (REI/VG)

3 1 1

Price: $1,449,000
Method: Private Sale
Date: 15/09/2022
Property Type: House
Land Size: 293 sqm approx

Agent Comments



243 Inkerman St BALACLAVA 3183 (REI/VG)

2 1 1

Price: $1,360,000
Method: Private Sale
Date: 18/12/2022
Property Type: House
Land Size: 182 sqm approx

Agent Comments

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

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