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	8/5 WOONSOCKET COURT ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$504,000	Property type	Unit	Suburb	St Kilda
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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 6 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
9/15-17 CRIMEA STREET ST KILDA VIC 3182	$412,000	07-Apr-25
17 ROBE STREET ST KILDA VIC 3182	$407,000	13-Jan-25
10/86 PARK STREET ST KILDA WEST VIC 3182	$422,500	26-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 01 May 2025

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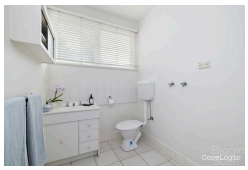

9/15-17 CRIMEA STREET ST KILDA VIC 3182

1 1 1

Sold Price RS **$412,000** UN

Sold Date **07-Apr-25**

Distance **0.5km**



17 ROBE STREET ST KILDA VIC 3182

1 1 1

Sold Price RS **$407,000** UN

Sold Date **13-Jan-25**

Distance **0.85km**



10/86 PARK STREET ST KILDA WEST VIC 3182

1 1 1

Sold Price RS **$422,500**

Sold Date **26-Mar-25**

Distance **1.06km**

RS = Recent sale **UN** = Undisclosed Sale

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