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	25 Prentice Street, St Kilda East Vic 3183

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $1,752,750 Property Type House Suburb St Kilda East

Period - From 01/10/2020 to 30/09/2021 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	82 Milton St ELWOOD 3184	$1,900,000	05/06/2021
2	88 Clyde St ST KILDA 3182	$1,900,000	29/05/2021
3	42 Rothesay Av ELWOOD 3184	$1,885,000	21/06/2021

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: 12/11/2021 14:36

25 Prentice Street, St Kilda East Vic 3183



3 2 1

Property Type: House
Land Size: 195 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
Year ending September 2021: $1,752,750

Comparable Properties



82 Milton St ELWOOD 3184 (REI/VG)

3 1 -

Price: $1,900,000
Method: Auction Sale
Date: 05/06/2021
Property Type: House (Res)
Land Size: 251 sqm approx

Agent Comments



88 Clyde St ST KILDA 3182 (REI/VG)

3 2 -

Price: $1,900,000
Method: Private Sale
Date: 29/05/2021
Property Type: House (Res)
Land Size: 100 sqm approx

Agent Comments



42 Rothesay Av ELWOOD 3184 (REI/VG)

3 1 -

Price: $1,885,000
Method: Sold Before Auction
Date: 21/06/2021
Property Type: House (Res)
Land Size: 217 sqm approx

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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