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	g09/40-44 Pakington Street, St Kilda Vic 3182

Indicative selling price

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

Single price $599,000

Median sale price

Median price $542,750 Property Type Unit Suburb St Kilda

Period - From 01/04/2023 to 30/06/2023 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	106/126 Carlisle St ST KILDA 3182	$620,000	21/08/2023
2	12/64 Alma Rd ST KILDA 3182	$611,000	26/07/2023
3	316/135 Inkerman St ST KILDA 3182	$560,000	20/06/2023

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: 26/09/2023 10:33

g09/40-44 Pakington Street, St Kilda Vic 3182



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Property Type:
Agent Comments

Indicative Selling Price
$599,000
Median Unit Price
June quarter 2023: $542,750

Comparable Properties



106/126 Carlisle St ST KILDA 3182 (REI)

2 1 1

Agent Comments

Price: $620,000
Method: Private Sale
Date: 21/08/2023
Property Type: Apartment



12/64 Alma Rd ST KILDA 3182 (REI/VG)

2 1 1

Agent Comments

Price: $611,000
Method: Sold Before Auction
Date: 26/07/2023
Property Type: Apartment
Land Size: 1309 sqm approx



316/135 Inkerman St ST KILDA 3182 (REI/VG)

2 1 1

Agent Comments

Price: $560,000
Method: Private Sale
Date: 20/06/2023
Property Type: Apartment

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

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