

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

27a Denman Avenue, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,525,000

&

\$1,625,000

Median sale price

Median price \$1,733,000

Property Type House

Suburb St Kilda East

Period - From 01/07/2023

to

30/06/2024

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	28 Alexandra St ST KILDA EAST 3183	\$1,700,000	14/05/2024
2	12a Lambert Rd CAULFIELD NORTH 3161	\$1,660,000	03/03/2024
3			

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:

29/07/2024 16:01



Sam Hobbs
386445500
0404 164 444
samhobbs@jelliscraig.com.au

Indicative Selling Price

\$1,525,000 - \$1,625,000

Median House Price

Year ending June 2024: \$1,733,000



3 1 2

Property Type: House
Land Size: 420 sqm approx
Agent Comments

Comparable Properties



28 Alexandra St ST KILDA EAST 3183 (REI) Agent Comments

3 1 2

Price: \$1,700,000
Method: Private Sale
Date: 14/05/2024
Property Type: House



12a Lambert Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments

3 2 2

Price: \$1,660,000
Method: Auction Sale
Date: 03/03/2024
Property Type: Townhouse (Res)

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.

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393



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