

# 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

1/28 Fulton Street, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$460,000 & \$500,000

### Median sale price

Median price \$592,000 Property Type Unit Suburb St Kilda East

Period - From 01/10/2023 to 30/09/2024 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	10/5 Lansdowne Rd ST KILDA EAST 3183	\$485,000	22/09/2024
2	24/28 Fulton St ST KILDA EAST 3183	\$480,000	17/09/2024
3	8/8 Marriott St ST KILDA 3182	\$490,000	23/07/2024

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:

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2 1 1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$460,000 - \$500,000  
Median Unit Price  
Year ending September 2024: \$592,000

## Comparable Properties



10/5 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$485,000  
Method: Auction Sale  
Date: 22/09/2024  
Property Type: Unit



24/28 Fulton St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$480,000  
Method: Private Sale  
Date: 17/09/2024  
Property Type: Apartment



8/8 Marriott St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$490,000  
Method: Private Sale  
Date: 23/07/2024  
Property Type: Apartment

Account - Jellis Craig | P: 03 8644 5500



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