

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

7/8 St Leonards Avenue, St Kilda Vic 3182

Indicative selling price

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

Range between

\$360,000

&

\$390,000

Median sale price

Median price

\$523,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2024

to

31/12/2024

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	12/209 Dandenong Rd WINDSOR 3181	\$370,000	23/12/2024
2	12/4 Ruskin St ELWOOD 3184	\$365,000	20/12/2024
3	2/41 Park St ST KILDA WEST 3182	\$390,000	14/10/2024

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:

07/02/2025 12:34



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Property Type: Apartment

Agent Comments

Comparable Properties



12/209 Dandenong Rd WINDSOR 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$370,000

Method: Private Sale

Date: 23/12/2024

Property Type: Apartment



12/4 Ruskin St ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$365,000

Method: Private Sale

Date: 20/12/2024

Property Type: Apartment



2/41 Park St ST KILDA WEST 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$390,000

Method: Private Sale

Date: 14/10/2024

Property Type: Unit