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	46 Clyde Street, St Kilda Vic 3182

Indicative selling price

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

Single price $1,990,000

Median sale price

Median price $1,680,000 Property Type House Suburb St Kilda

Period - From 01/04/2024 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	4 Moodie Pl ST KILDA 3182	$1,860,000	18/05/2024
2	11 Brunning St BALACLAVA 3183	$1,835,000	08/05/2024
3	25 Nelson St BALACLAVA 3183	$1,900,000	12/04/2024

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: 11/09/2024 19:09

46 Clyde Street, St Kilda Vic 3182

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4 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,990,000
Median House Price
June quarter 2024: $1,680,000

Comparable Properties



4 Moodie Pl ST KILDA 3182 (REI/VG)

3 2 1

Price: $1,860,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 220 sqm approx

Agent Comments



11 Brunning St BALACLAVA 3183 (REI/VG)

4 2 -

Price: $1,835,000
Method: Private Sale
Date: 08/05/2024
Property Type: House
Land Size: 188 sqm approx

Agent Comments



25 Nelson St BALACLAVA 3183 (REI/VG)

3 2 1

Price: $1,900,000
Method: Private Sale
Date: 12/04/2024
Property Type: House (Res)
Land Size: 225 sqm approx

Agent Comments

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