

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

27 Prentice Street, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$1,275,000

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	4a Craven St PRAHRAN 3181	\$1,265,000	01/06/2024
2	23 Woodfull St PRAHRAN 3181	\$1,268,000	11/05/2024
3	71 Byron St ELWOOD 3184	\$1,280,000	04/05/2024

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:

24/09/2024 14:15

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Indicative Selling Price

\$1,275,000

Median House Price

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



Property Type: House (Res)

Agent Comments

Comparable Properties



4a Craven St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,265,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House

Land Size: 223 sqm approx



23 Woodfull St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,268,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 110 sqm approx



71 Byron St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$1,280,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 161 sqm approx

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