

# 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

29 Prentice 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)

Single price

\$1,350,000

### 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.

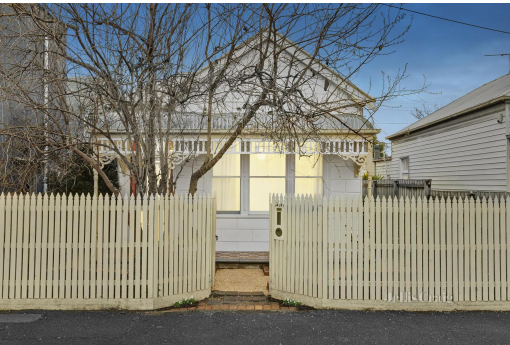
	Address of comparable property	Price	Date of sale
1	27 Denman Av ST KILDA EAST 3183	\$1,350,000	05/06/2024
2	28 Camden St BALACLAVA 3183	\$1,354,000	18/05/2024
3	67 Henry St WINDSOR 3181	\$1,370,000	27/04/2024

**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:

24/08/2024 16:34



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Property Type: House  
Agent Comments

Indicative Selling Price  
\$1,350,000  
Median House Price  
Year ending June 2024: \$1,733,000

Comparable Properties

27 Denman Av ST KILDA EAST 3183 (REI) Agent Comments

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Price: \$1,350,000  
Method: Private Sale  
Date: 05/06/2024  
Property Type: House (Res)



28 Camden St BALACLAVA 3183 (REI/VG) Agent Comments

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Price: \$1,354,000  
Method: Auction Sale  
Date: 18/05/2024  
Property Type: House (Res)  
Land Size: 166 sqm approx



67 Henry St WINDSOR 3181 (REI/VG) Agent Comments

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Price: \$1,370,000  
Method: Auction Sale  
Date: 27/04/2024  
Property Type: House (Res)  
Land Size: 127 sqm approx

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