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	3/28 Fulton Street, St Kilda East, VIC 3183

Indicative selling price

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

Range between $395,000 & $430,000

Median sale price

Median price 567,500 Property Type Unit Suburb ST KILDA EAST

Period - From 01/05/2024 to 30/10/2024 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 20/53 Balaclava Road St Kilda East Vic 3183	$430,000	2024-09-30
2 216/135 Inkerman Street St Kilda Vic 3182	$390,000	2024-10-07
3 226/135 Inkerman Street St Kilda Vic 3182	$398,000	2024-10-12

This Statement of Information was prepared on: 31/10/2024