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	5/23 Irwell Street, St Kilda VIC 3182

Indicative selling price

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

Range between $330,000 & $360,000

Median sale price

Median price $510,000 Property Type Unit Suburb St Kilda

Period - From 06/09/2024 to 05/03/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
204/173-177 Barkly Street St Kilda VIC 3182	$338,000	28/02/2025
5/91 Westbury Street St Kilda East VIC 3183	$370,000	17/02/2025
303/7 Belford Street St Kilda VIC 3182	$348,000	24/02/2025

This Statement of Information was prepared on: 06/03/2025