

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

32/69 Wellington Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$629,000

Median sale price

Median price \$520,000

Property Type Unit

Suburb St Kilda

Period - From 29/04/2024

to 28/04/2025

Source Property Data

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	7D/635 St Kilda Rd MELBOURNE 3004	\$635,000	15/04/2025
2	313/539 St Kilda Rd MELBOURNE 3004	\$658,000	03/04/2025
3	8/15 Kelvin Gr PRAHRAN 3181	\$630,000	01/04/2025

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:

29/04/2025 11:48



2 1 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$629,000
Median Unit Price
29/04/2024 - 28/04/2025: \$520,000

Comparable Properties



7D/635 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 1

Price: \$635,000
Method: Private Sale
Date: 15/04/2025
Property Type: Apartment



313/539 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 1

Price: \$658,000
Method: Private Sale
Date: 03/04/2025
Property Type: Unit



8/15 Kelvin Gr PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000
Method: Private Sale
Date: 01/04/2025
Property Type: Apartment