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	81 Pakington Street, St Kilda VIC 3182

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,275,000 Property Type House Suburb St Kilda

Period - From 16/10/2024 to 15/04/2025 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
39 Williams Road Windsor VIC 3181	$1,278,000	01/03/2025
15 McCombie Street Elsternwick VIC 3185	$1,300,000	05/02/2025
185 Alma Road St Kilda East VIC 3183	$1,229,000	16/11/2024

This Statement of Information was prepared on: 16/04/2025