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	9/109 Wellington Street, St Kilda Vic 3182

Indicative selling price

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

Single price $375,000

Median sale price

Median price $520,500 Property Type Unit Suburb St Kilda

Period - From 19/05/2024 to 18/05/2025 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	107/78 Inkerman St ST KILDA 3182	$365,000	05/04/2025
2	7/109 Wellington St ST KILDA 3182	$375,000	19/02/2025
3	417/163 Fitzroy St ST KILDA 3182	$372,000	12/12/2024

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: 19/05/2025 09:35