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	1/83 Park Street, St Kilda West VIC 3182

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $1,700,000 Property Type Other Suburb St Kilda West

Period - From 01/01/2025 to 30/06/2025 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
5/310-311 Beaconsfield Parade Middle Park VIC 3206	$950,000	24/05/2025
4/381 Danks Street Middle Park VIC 3206	$957,500	31/05/2025
53/189-191 Beaconsfield Parade Middle Park VIC 3206	$1,035,000	28/02/2025

This Statement of Information was prepared on: 01/07/2025