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	76 Argyle 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 & $1,275,000

Median sale price

Median price $1,550,000 Property Type House Suburb St Kilda

Period - From 02/05/2025 to 01/11/2025 Source Cotality™

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
113 Argyle Street St Kilda VIC 3182	$1,215,000	22/09/2025
41 Havelock Street St Kilda VIC 3182	$1,200,000	07/07/2025
49A Williams Road Windsor VIC 3181	$1,295,000	26/06/2025

This Statement of Information was prepared on: 03/11/2025