

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

6/70 Park Street, St Kilda West Vic 3182

Indicative selling price

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

Range between \$660,000 & \$680,000

Median sale price

Median price \$595,000 Property Type Unit Suburb St Kilda West

Period - From 04/02/2024 to 03/02/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

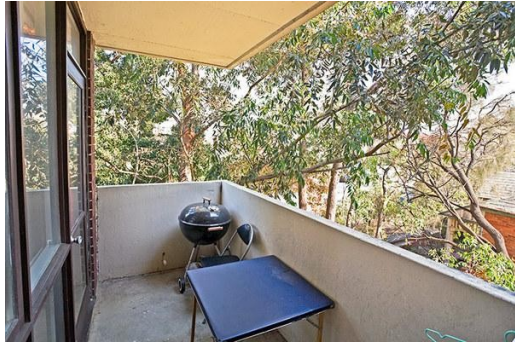
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/1 Burnett St ST KILDA 3182	\$660,000	19/10/2024
2	1/136 Park St ST KILDA WEST 3182	\$666,000	18/10/2024
3	6/24 Park St ST KILDA WEST 3182	\$670,000	09/08/2024

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: 04/02/2025 11:28



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  1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$660,000 - \$680,000

Median Unit Price

04/02/2024 - 03/02/2025: \$595,000

Comparable Properties



2/1 Burnett St ST KILDA 3182 (REI/VG)

[Agent Comments](#)

 2
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  1

Price: \$660,000

Method: Auction Sale

Date: 19/10/2024

Property Type: Unit



1/136 Park St ST KILDA WEST 3182 (VG)

[Agent Comments](#)

 2
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Price: \$666,000

Method: Sale

Date: 18/10/2024

Property Type: Strata Flat - Single OYO Flat



6/24 Park St ST KILDA WEST 3182 (REI/VG)

[Agent Comments](#)

 2
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  1

Price: \$670,000

Method: Sold Before Auction

Date: 09/08/2024

Property Type: Apartment

Account - Cayzer | P: 03 9699 5999



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