

## 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

41 DUKE STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,475,000

Property type

House

Suburb

St Kilda

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

### 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 6 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

26 CAMDEN STREET BALACLAVA VIC 3183	\$1,250,000	27-May-24
29 FAWKNER STREET ST KILDA VIC 3182	\$1,275,000	16-Feb-24
35 EVELYN STREET ST KILDA EAST VIC 3183	\$1,310,000	17-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 01 July 2024

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**26 CAMDEN STREET BALACLAVA  
 VIC 3183**

Sold Price <sup>RS</sup> **\$1,250,000** <sup>UN</sup> Sold Date **27-May-24**

2 1 1

Distance **0.23km**



**29 FAWKNER STREET ST KILDA  
 VIC 3182**

Sold Price **\$1,275,000** Sold Date **16-Feb-24**

2 1 1

Distance **0.92km**



**35 EVELYN STREET ST KILDA  
 EAST VIC 3183**

Sold Price **\$1,310,000** Sold Date **17-Mar-24**

2 1 -

Distance **0.4km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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