

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

4/59 PAKINGTON STREET ST KILDA VIC 3182

Indicative selling price

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

Single Price

or range
between

\$570,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2023

to

30 Sep 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

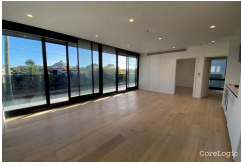
| | | |
|--|-----------|-----------|
| 210/25-29 ALMA ROAD ST KILDA VIC 3182 | \$615,000 | 17-Jun-24 |
| 1203/101 ST KILDA ROAD ST KILDA VIC 3182 | \$600,000 | 15-Jul-24 |
| 405/25-29 ALMA ROAD ST KILDA VIC 3182 | \$580,000 | 05-Aug-24 |

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: 24 October 2024

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**210/25-29 ALMA ROAD ST KILDA
 VIC 3182**

Sold Price **\$615,000** Sold Date **17-Jun-24**

2 2 -

Distance **0.7km**

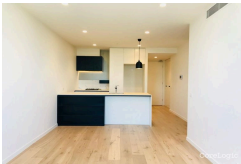


**1203/101 ST KILDA ROAD ST KILDA
 VIC 3182**

Sold Price **\$600,000** Sold Date **15-Jul-24**

2 2 1

Distance **0.88km**



**405/25-29 ALMA ROAD ST KILDA
 VIC 3182**

Sold Price **\$580,000** Sold Date **05-Aug-24**

2 2 1

Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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