

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

10/7 CARDIGAN STREET ST KILDA EAST VIC 3183

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

\$295,000

&

\$324,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,555

Property type

Unit

Suburb

St Kilda East

Period-from

01 Mar 2024

to

28 Feb 2025

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

4/6 CARDIGAN STREET ST KILDA EAST VIC 3183	\$300,000	10-Dec-24
18/54 BALSTON STREET BALACLAVA VIC 3183	\$315,000	17-Dec-24
11/46 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$300,000	13-Nov-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: 12 March 2025

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4/6 CARDIGAN STREET ST KILDA EAST VIC 3183

Sold Price ^{RS} **\$300,000** ^{UN} Sold Date **10-Dec-24**

1 1 -

Distance **0.06km**

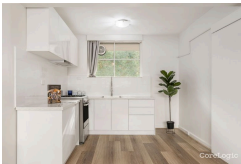


18/54 BALSTON STREET BALACLAVA VIC 3183

Sold Price **\$315,000** Sold Date **17-Dec-24**

1 1 -

Distance **0.43km**



11/46 ALEXANDRA STREET ST KILDA EAST VIC 3183

Sold Price **\$300,000** Sold Date **13-Nov-24**

1 1 -

Distance **0.21km**

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

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