

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

10/5-9 FULTON 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

\$299,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Apr 2024

to

31 Mar 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

10/7 CARDIGAN STREET ST KILDA EAST VIC 3183	\$305,000	23-Mar-25
1/1A HUGHENDEN ROAD ST KILDA EAST VIC 3183	\$290,000	22-Jan-25
3/20 LOCH AVENUE ST KILDA EAST VIC 3183	\$300,000	18-Mar-25

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: 16 April 2025


**10/7 CARDIGAN STREET ST KILDA
EAST VIC 3183**

Sold Price

^{RS}
\$305,000

Sold Date

23-Mar-25


Distance

0.55km

**1/1A HUGHENDEN ROAD ST KILDA
EAST VIC 3183**

Sold Price

\$290,000

Sold Date

22-Jan-25


Distance

0.81km

**3/20 LOCH AVENUE ST KILDA
EAST VIC 3183**

Sold Price

^{RS}
\$300,000

Sold Date

18-Mar-25


Distance

1.66km
RS = Recent sale

UN = Undisclosed Sale

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