

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

12/37 MELBY AVENUE 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

\$630,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 May 2024

to

30 Apr 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

1/60 GOURLAY STREET BALACLAVA VIC 3183	\$675,000	16-Apr-25
7/97 HOTHAM STREET BALACLAVA VIC 3183	\$645,000	13-May-25
6/74 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$639,000	08-Dec-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: 29 May 2025



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**1/60 GOURLAY STREET
BALACLAVA VIC 3183**

2 1 1

Sold Price **\$675,000** Sold Date **16-Apr-25**

Distance **0.47km**



**7/97 HOTHAM STREET
BALACLAVA VIC 3183**

2 1 1

Sold Price ^{RS} **\$645,000** ^{UN} Sold Date **13-May-25**

Distance **0.54km**



**6/74 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

2 1 1

Sold Price **\$639,000** Sold Date **08-Dec-24**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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