## 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

7/37 Eildon Road, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ו \$470,000		&		\$510,000			
Median sale price								
Median price	\$528,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	30/03/2024	to	29/03/2025		So	urce	Property	y Data

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/2 Emilton Av ST KILDA 3182	\$505,000	05/03/2025
2	10/22-24 Eildon Rd ST KILDA 3182	\$490,000	05/02/2025
3	6/39 Eildon Rd ST KILDA 3182	\$560,000	10/01/2025

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 six months.

This Statement of Information was prepared on:

30/03/2025 08:09









**Property Type:** Divorce/Estate/Family Transfers Agent Comments Indicative Selling Price \$470,000 - \$510,000 Median Unit Price 30/03/2024 - 29/03/2025: \$528,000

# **Comparable Properties**

1/2 Emilton Av ST KILDA 3182 (REI)   1 1   1 1   Price: \$505,000   Method: Private Sale   Date: 05/03/2025   Property Type: Apartment	Agent Comments
10/22-24 Eildon Rd ST KILDA 3182 (REI) 1 1 1 1 1 1 1 Price: \$490,000 Method: Sold Before Auction Date: 05/02/2025 Property Type: Unit	Agent Comments
6/39 Eildon Rd ST KILDA 3182 (VG) 1 1 Price: \$560,000 Method: Sale Date: 10/01/2025 Property Type: Strata Flat - Single OYO Flat	Agent Comments

Account - 11 North | P: 1300 353 836



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