

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

311/63 Acland Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/04/2024

to

31/03/2025

Source

REIV

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.

	Address of comparable property	Price	Date of sale
1	5/101 Alma Rd ST KILDA EAST 3183	\$835,000	25/03/2025
2	14/39 Acland St ST KILDA 3182	\$843,000	22/02/2025
3	50/343 Beaconsfield Pde ST KILDA WEST 3182	\$850,000	24/10/2024

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:

16/04/2025 15:13



3
 2
 2

Rooms: 5

Property Type: Unit

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

Year ending March 2025: \$520,000

Comparable Properties



5/101 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

2
 1
 1

Price: \$835,000

Method: Sold Before Auction

Date: 25/03/2025

Property Type: Unit



14/39 Acland St ST KILDA 3182 (REI/VG)

Agent Comments

2
 1
 1

Price: \$843,000

Method: Auction Sale

Date: 22/02/2025

Property Type: Unit



50/343 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG) Agent Comments

2
 2
 1

Price: \$850,000

Method: Private Sale

Date: 24/10/2024

Property Type: Unit

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336