Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 311/63 Acland Street, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	tween \$800,000		&		\$850,000			
Median sale p	rice							
Median price	\$520,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/04/2024	to	31/03/2025		So	urce	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

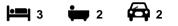
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

16/04/2025 15:13







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) 2 1 2 1 1 1 Price: \$835,000 Method: Sold Before Auction Date: 25/03/2025 Property Type: Unit	Agent Comments
	14/39 Acland St ST KILDA 3182 (REI/VG) 1 2 1 Price: \$843,000 Method: Auction Sale Date: 22/02/2025 Property Type: Unit	Agent Comments
· ·	50/343 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG)	Agent Comments





Price: \$850,000 Method: Private Sale Date: 24/10/2024 Property Type: Unit

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



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