

## 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

15/22-24 EILDON ROAD ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$445,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$504,000

Property type

Unit

Suburb

St Kilda

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

49/10 ACLAND STREET ST KILDA VIC 3182	\$440,000	13-Feb-25
6/52-54 CLYDE STREET ST KILDA VIC 3182	\$445,000	17-Apr-25
3/60 CLYDE STREET ST KILDA VIC 3182	\$450,000	21-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: 30 April 2025

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**49/10 ACLAND STREET ST KILDA  
VIC 3182**

1 1 1

Sold Price

**\$440,000**

Sold Date

**13-Feb-25**

Distance

**0.18km****6/52-54 CLYDE STREET ST KILDA  
VIC 3182**

1 1 1

Sold Price

<sup>RS</sup> **\$445,000**

Sold Date

**17-Apr-25**

Distance

**0.28km****3/60 CLYDE STREET ST KILDA VIC  
3182**

1 1 1

Sold Price

**\$450,000**

Sold Date

**21-Dec-24**

Distance

**0.3km****RS** = Recent sale**UN** = Undisclosed Sale

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