

## 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

206/131 ACLAND STREET ST KILDA VIC 3182

### Indicative selling price

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

Single Price

or range  
between

\$470,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$516,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2024

to

31 Jan 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

408/5 ALMA ROAD ST KILDA VIC 3182	\$470,000	13-Sep-24
703/83 QUEENS ROAD MELBOURNE VIC 3004	\$470,000	16-Nov-24
41/174 PEEL STREET WINDSOR VIC 3181	\$483,800	12-Nov-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: 03 February 2025

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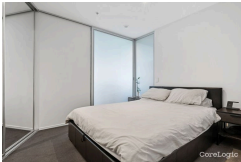


**408/5 ALMA ROAD ST KILDA VIC 3182**

Sold Price **\$470,000** Sold Date **13-Sep-24**

1 1 1

Distance **0.96km**



**703/83 QUEENS ROAD MELBOURNE VIC 3004**

Sold Price <sup>RS</sup> **\$470,000** Sold Date **16-Nov-24**

1 1 1

Distance **1.58km**



**41/174 PEEL STREET WINDSOR VIC 3181**

Sold Price <sup>RS</sup> **\$483,800** <sup>UN</sup> Sold Date **12-Nov-24**

1 1 1

Distance **1.75km**

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

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