

## 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

7B/1 EILDON ROAD 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

\$370,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

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

12/61-63 ROBE STREET ST KILDA VIC 3182	\$460,000	17-Dec-24
83/151 FITZROY STREET ST KILDA VIC 3182	\$425,000	13-Nov-24
19/86 PARK STREET ST KILDA WEST VIC 3182	\$435,000	29-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: 12 February 2025


**12/61-63 ROBE STREET ST KILDA  
VIC 3182**
 2   
  1   
  1

Sold Price

<sup>RS</sup> **\$460,000**

Sold Date

**17-Dec-24**

Distance

**0.42km**

**83/151 FITZROY STREET ST KILDA  
VIC 3182**
 2   
  1   
  1

Sold Price

**\$425,000**

Sold Date

**13-Nov-24**

Distance

**0.52km**

**19/86 PARK STREET ST KILDA  
WEST VIC 3182**
 2   
  1   
  -

Sold Price

**\$435,000**

Sold Date

**29-Nov-24**

Distance

**0.82km**

**110/80 CARLISLE STREET ST  
KILDA VIC 3182**
 2   
  1   
  1

Sold Price

**\$440,000**

Sold Date

**23-Oct-24**

Distance

**0.99km**

RS = Recent sale

UN = Undisclosed Sale

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