

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

1/33 NEPTUNE STREET ST KILDA VIC 3182

Indicative selling price

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

Single Price

or range
between

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

1/43 DALGETY STREET ST KILDA VIC 3182	\$660,000	24-Oct-25
5/170-172 BARKLY STREET ST KILDA VIC 3182	\$640,000	19-Oct-25
1/3 FOSTER STREET ST KILDA VIC 3182	\$676,500	27-Feb-25

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: 02 December 2025

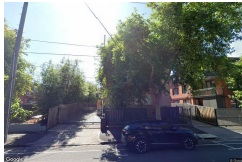


**1/43 DALGETY STREET ST KILDA
VIC 3182**

1 1 -

Sold Price ^{RS} **\$660,000** ^{UN} Sold Date **24-Oct-25**

Distance **0.41km**



**5/170-172 BARKLY STREET ST
KILDA VIC 3182**

2 1 1

Sold Price **\$640,000** Sold Date **19-Oct-25**

Distance **0.59km**



**1/3 FOSTER STREET ST KILDA VIC
3182**

2 1 4

Sold Price **\$676,500** Sold Date **27-Feb-25**

Distance **0.59km**

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

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