

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

1/8 PILLEY STREET ST KILDA EAST VIC 3183

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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,570,000

Property type

House

Suburb

St Kilda East

Period-from

01 Jun 2024

to

31 May 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

4/36-38 BLENHEIM STREET BALACLAVA VIC 3183	\$575,000	22-Mar-25
6/15 CHARNWOOD GROVE ST KILDA VIC 3182	\$575,000	05-Mar-25
50/151 FITZROY STREET ST KILDA VIC 3182	\$665,000	13-Mar-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: 16 June 2025

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**4/36-38 BLENHEIM STREET
BALACLAVA VIC 3183**

1 1 1

Sold Price **\$575,000** Sold Date **22-Mar-25**

Distance **0.99km**



**6/15 CHARNWOOD GROVE ST
KILDA VIC 3182**

1 1 1

Sold Price Sold Date **05-Mar-25**

Distance **1.22km**



**50/151 FITZROY STREET ST KILDA
VIC 3182**

1 1 -

Sold Price ^{RS} **\$665,000** ^{UN} Sold Date **13-Mar-25**

Distance **1.7km**

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

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