

## 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

1/9-11 VALE 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$503,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2024

to

31 Aug 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 15/14 CHAPEL STREET ST KILDA VIC 3182 | \$742,000 | 07-Apr-25 |
| 6/92 MITFORD STREET ELWOOD VIC 3184   | \$755,000 | 08-Aug-25 |
| 11/31 DICKENS STREET ELWOOD VIC 3184  | \$798,000 | 26-Jul-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: 05 September 2025

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**15/14 CHAPEL STREET ST KILDA  
VIC 3182**

2 1 1

Sold Price

**\$742,000**

Sold Date **07-Apr-25**

Distance **0.93km**



**6/92 MITFORD STREET ELWOOD  
VIC 3184**

2 1 1

Sold Price

<sup>RS</sup> **\$755,000** <sup>UN</sup>

Sold Date **08-Aug-25**

Distance **1.39km**



**11/31 DICKENS STREET ELWOOD  
VIC 3184**

2 1 1

Sold Price

<sup>RS</sup> **\$798,000**

Sold Date **26-Jul-25**

Distance **0.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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