

# 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

12/17 Mitford 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)

Range between \$850,000 & \$895,000

### Median sale price

Median price \$520,000 Property Type Unit Suburb St Kilda

Period - From 01/04/2024 to 31/03/2025 Source REIV

### 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 six 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	3/41 Milton St ELWOOD 3184	\$861,000	05/04/2025
2	2/11 Wimmera PI ST KILDA 3182	\$870,000	27/03/2025
3	3/24 Acland St ST KILDA 3182	\$871,000	15/02/2025

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 six months.~~

This Statement of Information was prepared on:

07/05/2025 09:10



 2  
  1  
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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$850,000 - \$895,000

**Median Unit Price**

Year ending March 2025: \$520,000

## Comparable Properties



**3/41 Milton St ELWOOD 3184 (REI)**

Agent Comments

 2  
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  1

**Price:** \$861,000

**Method:** Auction Sale

**Date:** 05/04/2025

**Property Type:** Apartment



**2/11 Wimmera PI ST KILDA 3182 (REI)**

Agent Comments

 2  
  1  
  1

**Price:** \$870,000

**Method:** Private Sale

**Date:** 27/03/2025

**Property Type:** Apartment



**3/24 Acland St ST KILDA 3182 (REI/VG)**

Agent Comments

 2  
  1  
  1

**Price:** \$871,000

**Method:** Auction Sale

**Date:** 15/02/2025

**Property Type:** Apartment

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372