Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	16/1 Acland Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$250,000

Median sale price

Median price	\$505,000	Pro	perty Type U	nit		Suburb	St Kilda
Period - From	01/01/2025	to	31/03/2025	So	ource	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

Aut	Address of comparable property		Date of Sale
1	10/69 Barkly St ST KILDA 3182	\$275,000	31/03/2025
2	9/1 Acland St ST KILDA 3182	\$270,000	10/03/2025
3	11/3 Dalgety St ST KILDA 3182	\$230,000	12/12/2024

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:	16/05/2025 10:18



Date of sale







Property Type: Studio Apartment Agent Comments

Indicative Selling Price \$250,000 Median Unit Price March quarter 2025: \$505,000

Comparable Properties



10/69 Barkly St ST KILDA 3182 (REI/VG)

1

a 1

Price: \$275,000 Method: Private Sale Date: 31/03/2025

Property Type: Apartment

Agent Comments



9/1 Acland St ST KILDA 3182 (REI/VG)

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Price: \$270,000 Method: Private Sale







Agent Comments

Date: 10/03/2025 Property Type: Unit



11/3 Dalgety St ST KILDA 3182 (REI/VG)

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Price: \$230,000 **Method:** Private Sale **Date:** 12/12/2024

Property Type: Apartment

Agent Comments

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





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