

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

2/16 MITFORD 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2024

to

31 Jul 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

2/22 MITFORD STREET ST KILDA VIC 3182	\$627,000	10-Feb-25
9/30 BLESSINGTON STREET ST KILDA VIC 3182	\$613,000	29-Mar-25
6/17 DICKENS STREET ELWOOD VIC 3184	\$610,000	28-May-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 August 2025



**2/22 MITFORD STREET ST KILDA
VIC 3182**

 2
  1
  1

Sold Price

\$627,000

Sold Date

10-Feb-25

Distance

0.06km



**9/30 BLESSINGTON STREET ST
KILDA VIC 3182**

 2
  1
  1

Sold Price

\$613,000

Sold Date

29-Mar-25

Distance

0.2km



**6/17 DICKENS STREET ELWOOD
VIC 3184**

 2
  1
  1

Sold Price

\$610,000

Sold Date

28-May-25

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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