

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

2/22-24 Eildon Road, St Kilda Vic 3182

Indicative selling price

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

Single price

\$425,000

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	14/8 St Leonards Av ST KILDA 3182	\$430,000	30/04/2025
2	2/14 Crimea St ST KILDA 3182	\$430,000	07/04/2025
3	10/86 Park St ST KILDA WEST 3182	\$422,500	26/03/2025

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:

06/05/2025 13:42



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$425,000
Median Unit Price
Year ending March 2025: \$520,000

Comparable Properties



14/8 St Leonards Av ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$430,000
Method: Private Sale
Date: 30/04/2025
Property Type: Apartment



2/14 Crimea St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$430,000
Method: Private Sale
Date: 07/04/2025
Property Type: Apartment



10/86 Park St ST KILDA WEST 3182 (REI)

Agent Comments

1 1 1

Price: \$422,500
Method: Private Sale
Date: 26/03/2025
Property Type: Apartment