

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

207f/7 Greeves Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$511,500 Property Type Unit Suburb St Kilda

Period - From 01/07/2024 to 30/06/2025 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	G12/26-28 Broadway ELWOOD 3184	\$580,000	11/09/2025
2	307F/7 Greeves St ST KILDA 3182	\$620,000	26/08/2025
3	201/83 Queens Rd MELBOURNE 3004	\$600,000	23/07/2025

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:

16/09/2025 14:16



 3
  2
  1

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

Year ending June 2025: \$511,500

Comparable Properties



G12/26-28 Broadway ELWOOD 3184 (REI)

Agent Comments

 2
  2
  1

Price: \$580,000

Method: Private Sale

Date: 11/09/2025

Property Type: Apartment



307F/7 Greeves St ST KILDA 3182 (REI)

Agent Comments

 2
  2
  1

Price: \$620,000

Method: Private Sale

Date: 26/08/2025

Property Type: Apartment



201/83 Queens Rd MELBOURNE 3004 (VG)

Agent Comments

 2
  -
  -

Price: \$600,000

Method: Sale

Date: 23/07/2025

Property Type: Subdivided Flat - Single OYO Flat

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