

# 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

208/131 Acland 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 \$585,000 & \$635,000

### Median sale price

Median price \$505,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2024 to 30/09/2025 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 | 104/63 Acland St ST KILDA 3182   | \$630,000 | 31/08/2025   |
| 2 | 308/78 Inkerman St ST KILDA 3182 | \$618,000 | 08/07/2025   |
| 3 | G04/88 Carlisle St ST KILDA 3182 | \$607,500 | 07/05/2025   |

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:

30/10/2025 11:18



 2  
  1  
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$585,000 - \$635,000

**Median Unit Price**

Year ending September 2025: \$505,000

## Comparable Properties



**104/63 Acland St ST KILDA 3182 (REI/VG)**

Agent Comments

 2  
  1  
  1

**Price:** \$630,000

**Method:** Private Sale

**Date:** 31/08/2025

**Property Type:** Apartment



**308/78 Inkerman St ST KILDA 3182 (REI/VG)**

Agent Comments

 2  
  1  
  1

**Price:** \$618,000

**Method:** Private Sale

**Date:** 08/07/2025

**Property Type:** Apartment



**G04/88 Carlisle St ST KILDA 3182 (REI)**

Agent Comments

 2  
  1  
  1

**Price:** \$607,500

**Method:** Private Sale

**Date:** 07/05/2025

**Property Type:** Apartment

**Account - Woodards South Yarra** | P: 03 9866 4411 | F: 03 9866 4504