

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

21/23 Irwell Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$299,000

&

\$320,000

Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/04/2025

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	118/173 Barkly St ST KILDA 3182	\$300,000	18/09/2025
2	12/52 Alma Rd ST KILDA 3182	\$299,000	13/08/2025
3	15/50 Carlisle St ST KILDA 3182	\$310,000	21/07/2025

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:

29/09/2025 11:20



Property Type:
Agent Comments

Indicative Selling Price
\$299,000 - \$320,000
Median Unit Price
June quarter 2025: \$500,000

Comparable Properties



118/173 Barkly St ST KILDA 3182 (REI)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 18/09/2025
Property Type: Apartment



12/52 Alma Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$299,000
Method: Private Sale
Date: 13/08/2025
Property Type: Apartment



15/50 Carlisle St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 21/07/2025
Property Type: Apartment