

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

3/33 Neptune Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$630,000 & \$660,000

Median sale price

Median price \$521,000 Property Type Unit Suburb St Kilda

Period - From 01/04/2025 to 31/03/2026 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 | 21/7 Eildon Rd ST KILDA 3182 | \$650,000 | 13/04/2026 |
| 2 | 8/57 Mitford St ELWOOD 3184 | \$645,000 | 12/04/2026 |
| 3 | 1/33 Neptune St ST KILDA 3182 | \$635,000 | 23/12/2025 |

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:

25/05/2026 10:26



 2
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$630,000 - \$660,000

Median Unit Price

Year ending March 2026: \$521,000

Comparable Properties



21/7 Eildon Rd ST KILDA 3182 (REI)

Agent Comments

 2
  1
  -

Price: \$650,000

Method: Private Sale

Date: 13/04/2026

Property Type: Apartment



8/57 Mitford St ELWOOD 3184 (REI)

Agent Comments

 2
  1
  1

Price: \$645,000

Method: Private Sale

Date: 12/04/2026

Property Type: Apartment



1/33 Neptune St ST KILDA 3182 (REI/VG)

Agent Comments

 2
  1
  -

Price: \$635,000

Method: Private Sale

Date: 23/12/2025

Property Type: Apartment

Land Size: 303 sqm approx

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