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	39 Jervois Street, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,800,000	&	\$1,900,000
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Median sale price

Median price \$1,870,000	Property Type House	e Suburb St Kilda East
Period - From 01/07/2025	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

Address of comparable property		Price	Date of sale
1	8 Jervois St ST KILDA EAST 3183	\$1,815,000	30/09/2025
2	191 Alma Rd ST KILDA EAST 3183	\$1,805,000	18/09/2025
3	23 Charles St ST KILDA 3182	\$1,800,000	31/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/10/2025 09:36













Property Type: House Land Size: 255 sqm approx

Agent Comments

Indicative Selling Price \$1,800,000 - \$1,900,000 **Median House Price**

September quarter 2025: \$1,870,000

Comparable Properties



8 Jervois St ST KILDA EAST 3183 (REI)

Price: \$1,815,000

Method: Private Sale Date: 30/09/2025

Property Type: House (Res) Land Size: 255 sqm approx

Agent Comments



191 Alma Rd ST KILDA EAST 3183 (REI)





Price: \$1,805,000

Method: Sold Before Auction

Date: 18/09/2025

Property Type: House (Res)

Agent Comments



23 Charles St ST KILDA 3182 (REI/VG)



Price: \$1,800,000 Method: Auction Sale Date: 31/05/2025

Property Type: House (Res) Land Size: 311 sqm approx **Agent Comments**

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





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