

## 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

4/11 REDAN STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$525,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 6 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 8/19 REDAN STREET ST KILDA VIC 3182    | \$535,000 | 15-May-25 |
| 15/81 ALMA ROAD ST KILDA VIC 3182      | \$544,000 | 18-Mar-25 |
| 6/15 CHARNWOOD GROVE ST KILDA VIC 3182 | \$575,000 | 05-Mar-25 |

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 6 months.~~

This Statement of Information was prepared on: 08 July 2025

McGrath St Kilda

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**8/19 REDAN STREET ST KILDA VIC 3182**

Sold Price

**\$535,000**

Sold Date

**15-May-25** 2 1 1

Distance

**0.06km****15/81 ALMA ROAD ST KILDA VIC 3182**

Sold Price

**\$544,000**

Sold Date

**18-Mar-25** 2 1 -

Distance

**0.21km****6/15 CHARNWOOD GROVE ST KILDA VIC 3182**

Sold Price

**\$575,000**

Sold Date

**05-Mar-25** 1 1 1

Distance

**0.38km**

RS = Recent sale

UN = Undisclosed Sale

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