Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$427,777

Property offered for sale

Address	4/32 Crimea Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$410,000	&	\$430,000

Median sale price

Median price	\$506,500	Pro	perty Type Un	it		Suburb	St Kilda
Period - From	10/10/2024	to	09/10/2025	Sc	urce	Property	/ Data

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.

Ad	dress of comparable property	Price	Date of sale
1	3/21 Redan St ST KILDA 3182	\$423,000	15/08/2025
2	1/109 Wellington St ST KILDA 3182	\$427.500	12/08/2025

OR

3

7/64 Fitzroy St ST KILDA 3182

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:	10/10/2025 08:04



12/08/2025







Property Type: Apartment Agent Comments

Indicative Selling Price \$410,000 - \$430,000 Median Unit Price 10/10/2024 - 09/10/2025: \$506,500

Comparable Properties



3/21 Redan St ST KILDA 3182 (REI)

1

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a 1

Price: \$423,000 Method: Private Sale Date: 15/08/2025

Property Type: Apartment

Agent Comments



1/109 Wellington St ST KILDA 3182 (REI/VG)

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1





Price: \$427,500

Method: Sold Before Auction

Date: 12/08/2025

Property Type: Apartment

Agent Comments



7/64 Fitzroy St ST KILDA 3182 (REI/VG)

4

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a` ₄

Agent Comments

Price: \$427,777 Method: Private Sale Date: 12/08/2025

Property Type: Apartment

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





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