Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

Indicative selling price

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

Median sale price

Median price	\$593,500	Pro	perty Type	Unit		Suburb	St Kilda East
Period - From	01/07/2024	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

Add	dress of comparable property	Price	Date of sale
1	11/218 Alma Rd ST KILDA EAST 3183	\$661,000	13/07/2025
2	219/138 Glen Eira Rd ELSTERNWICK 3185	\$660,000	02/07/2025
3	7/94 Hotham St ST KILDA EAST 3183	\$705,000	22/06/2025

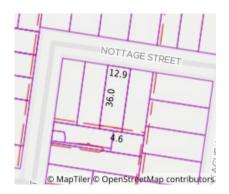
OR

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: 04/08/2025 12:58	Statement of Information was prepared on:	04/08/2025 12:58
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Indicative Selling Price \$660,000 - \$720,000 **Median Unit Price** Year ending June 2025: \$593,500

Comparable Properties



11/218 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

Price: \$661,000 Method: Auction Sale Date: 13/07/2025

Property Type: Apartment

219/138 Glen Eira Rd ELSTERNWICK 3185 (REI)

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Agent Comments

Price: \$660,000 Method: Private Sale Date: 02/07/2025

Property Type: Apartment



7/94 Hotham St ST KILDA EAST 3183 (REI)





Agent Comments

Price: \$705,000 Method: Auction Sale Date: 22/06/2025

Property Type: Apartment

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289



