

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

7/21 EILDON ROAD ST KILDA VIC 3182

Indicative selling price

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

Single Price

or range
between

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$493,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

4/44 FITZROY STREET ST KILDA VIC 3182	\$485,000	09-Aug-25
9/44 FITZROY STREET ST KILDA VIC 3182	\$435,000	11-Apr-25
3/4 IRWELL STREET ST KILDA VIC 3182	\$420,000	21-Jul-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: 09 October 2025

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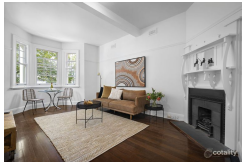


4/44 FITZROY STREET ST KILDA VIC 3182

Sold Price **\$485,000** Sold Date **09-Aug-25**

1 1 1

Distance **0.27km**



9/44 FITZROY STREET ST KILDA VIC 3182

Sold Price **\$435,000** Sold Date **11-Apr-25**

1 1 -

Distance **0.27km**



3/4 IRWELL STREET ST KILDA VIC 3182

Sold Price ^{RS} **\$420,000** Sold Date **21-Jul-25**

1 1 -

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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