

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

7/37 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

\$455,000

&

\$485,000

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

33/3 ALFRED SQUARE ST KILDA VIC 3182	\$462,500	11-Aug-25
10/22-24 EILDON ROAD ST KILDA VIC 3182	\$490,000	05-Feb-25
1/2 EMILTON AVENUE ST KILDA VIC 3182	\$505,000	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: 21 October 2025



33/3 ALFRED SQUARE ST KILDA Sold Price **\$462,500** Sold Date **11-Aug-25**
VIC 3182
1 bed 1 bath 1 car Distance **0.46km**



10/22-24 EILDON ROAD ST KILDA Sold Price **\$490,000** Sold Date **05-Feb-25**
VIC 3182
1 bed 1 bath 1 car Distance **0.19km**



1/2 EMILTON AVENUE ST KILDA Sold Price **\$505,000** Sold Date **05-Mar-25**
VIC 3182
1 bed 1 bath 1 car Distance **0.32km**

RS = Recent sale UN = Undisclosed Sale

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