

## 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

8/25 MITFORD STREET ST KILDA VIC 3182

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$503,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2024

to

31 Jul 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

11/31 DICKENS STREET ELWOOD VIC 3184	\$798,000	26-Jul-25
19/29 DICKENS STREET ELWOOD VIC 3184	\$840,000	05-Aug-25
5/16 TENNYSON STREET ST KILDA VIC 3182	\$750,000	10-May-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: 27 August 2025

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**11/31 DICKENS STREET ELWOOD  
 VIC 3184**

2 1 1

Sold Price

<sup>RS</sup> **\$798,000**

Sold Date

**26-Jul-25**

Distance

**0.28km**



**19/29 DICKENS STREET ELWOOD  
 VIC 3184**

3 1 1

Sold Price

<sup>RS</sup> **\$840,000** <sup>UN</sup>

Sold Date

**05-Aug-25**

Distance

**0.3km**



**5/16 TENNYSON STREET ST KILDA  
 VIC 3182**

2 1 1

Sold Price

**\$750,000**

Sold Date

**10-May-25**

Distance

**0.43km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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