

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

9/44 WATERLOO CRESCENT 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2024

to

31 Aug 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

8/25 MITFORD STREET ST KILDA VIC 3182	\$822,000	17-Sep-25
5/237 DANDENONG ROAD WINDSOR VIC 3181	\$805,000	14-Jun-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: 29 September 2025

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**8/25 MITFORD STREET ST KILDA
VIC 3182**

 3  1  1

Sold Price

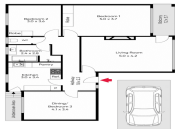
^{RS} **\$822,000**

Sold Date

17-Sep-25

Distance

1.1km



**5/237 DANDENONG ROAD
WINDSOR VIC 3181**

 3  1  1

Sold Price

\$805,000

Sold Date

14-Jun-25

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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