

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

1/19 SHAKESPEARE GROVE 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

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2025

to

30 Jun 2026

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

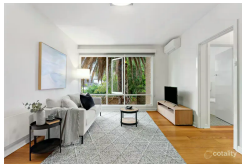
Date of sale

14/22A ACLAND STREET ST KILDA VIC 3182	\$460,000	06-May-26
205/27-31 HERBERT STREET ST KILDA VIC 3182	\$455,000	01-Jul-26
405/78 INKERMAN STREET ST KILDA VIC 3182	\$449,000	29-Jun-26

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: 08 July 2026



14/22A ACLAND STREET ST KILDA VIC 3182 Sold Price **\$460,000** Sold Date **06-May-26**

 1
  1
  1

Distance **0.5km**



205/27-31 HERBERT STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$455,000** Sold Date **01-Jul-26**

 1
  1
  1

Distance **0.65km**



405/78 INKERMANN STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$449,000** Sold Date **29-Jun-26**

 1
  1
  1

Distance **0.86km**

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

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