Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1/35 Eildon Road, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	\$520,000	Pro	perty Type	Unit		Suburb	St Kilda
Period - From	01/04/2024	to	31/03/2025		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	7/18 Princes St ST KILDA 3182	\$698,000	11/04/2025
2	3/1-3 Smith St ST KILDA 3182	\$710,000	28/03/2025
3	4/70 Barkly St ST KILDA 3182	\$713,500	31/01/2025

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 six months.

This Statement of Information was prepared on:	20/05/2025 11:45







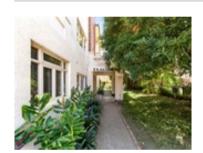


Rooms: 5

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$680,000 - \$720,000 **Median Unit Price** Year ending March 2025: \$520,000

Comparable Properties



7/18 Princes St ST KILDA 3182 (REI/VG)

Price: \$698,000

Method: Sold Before Auction

Date: 11/04/2025

Property Type: Apartment

Agent Comments



3/1-3 Smith St ST KILDA 3182 (REI)

2





Agent Comments

Agent Comments

Price: \$710,000 Method: Private Sale Date: 28/03/2025

Property Type: Apartment



4/70 Barkly St ST KILDA 3182 (REI/VG)

Price: \$713,500 Method: Private Sale Date: 31/01/2025 Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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