

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

1/35 Eildon Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$520,000

Property 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.

	Address 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



2 1 0

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)

Agent Comments

2 1 -

Price: \$698,000
Method: Sold Before Auction
Date: 11/04/2025
Property Type: Apartment



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

Agent Comments

2 1 1

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



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

Agent Comments

2 1 1

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