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	1 Pilley Street, St Kilda East Vic 3183
Including suburb and	
postcode	
9	

Indicative selling price

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

Range between \$1,900,000	&	\$2,000,000
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Median sale price

Median price	\$1,600,000	Pro	perty Type	House		Suburb	St Kilda East
Period - From	01/01/2025	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

Add	dress of comparable property	Price	Date of sale
1	5 Hertford St ST KILDA EAST 3183	\$1,806,500	18/02/2025
2	22 Balaclava Rd ST KILDA EAST 3183	\$1,990,000	24/01/2025
3	26 Norwood Rd CAULFIELD NORTH 3161	\$2,060,000	21/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/05/2025 09:54













Property Type: Strata Unit/Flat **Land Size:** 390 sqm approx

Agent Comments

Indicative Selling Price \$1,900,000 - \$2,000,000 Median House Price March quarter 2025: \$1,600,000

Comparable Properties



5 Hertford St ST KILDA EAST 3183 (REI/VG)

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Price: \$1,806,500

Method: Sold Before Auction

Date: 18/02/2025 Property Type: House

Land Size: 511 sqm approx

Agent Comments



22 Balaclava Rd ST KILDA EAST 3183 (REI)

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Agent Comments

Price: \$1,990,000 Method: Private Sale Date: 24/01/2025 Property Type: House



26 Norwood Rd CAULFIELD NORTH 3161 (REI/VG)

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Price: \$2,060,000

Method: Sold Before Auction

Date: 21/11/2024

Property Type: House (Res) Land Size: 451 sqm approx Agent Comments

Account - Marshall White | P: 03 9822 9999





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