

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 Pilley Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,900,000

&

\$2,000,000

Median sale price

Median price \$1,600,000

Property 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	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 comparable properties 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



3 2 2

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)

Agent Comments

4 2 2

Price: \$1,806,500

Method: Sold Before Auction

Date: 18/02/2025

Property Type: House

Land Size: 511 sqm approx



22 Balaclava Rd ST KILDA EAST 3183 (REI)

Agent Comments

3 2 2

Price: \$1,990,000

Method: Private Sale

Date: 24/01/2025

Property Type: House



26 Norwood Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

4 2 1

Price: \$2,060,000

Method: Sold Before Auction

Date: 21/11/2024

Property Type: House (Res)

Land Size: 451 sqm approx

Account - Marshall White | P: 03 9822 9999