

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

14/44 WATERLOO CRESCENT 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2025

to

31 May 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

14/78 BARKLY STREET ST KILDA VIC 3182	\$580,000	24-Mar-26
6/26 CHARNWOOD CRESCENT ST KILDA VIC 3182	\$590,000	13-Mar-26
1/4 MARRIOTT STREET ST KILDA VIC 3182	\$572,500	28-Apr-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: 29 June 2026



**14/78 BARKLY STREET ST KILDA
VIC 3182**

Sold Price

\$580,000

Sold Date

24-Mar-26

 2

 1

 1

Distance

0.07km



**6/26 CHARNWOOD CRESCENT ST
KILDA VIC 3182**

Sold Price

\$590,000

Sold Date

13-Mar-26

 2

 1

 1

Distance

0.42km



**1/4 MARRIOTT STREET ST KILDA
VIC 3182**

Sold Price

\$572,500

Sold Date

28-Apr-26

 2

 1

 1

Distance

0.45km



**7/4 MARRIOTT STREET ST KILDA
VIC 3182**

Sold Price

\$501,000

Sold Date

21-Feb-26

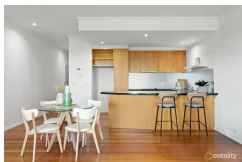
 2

 1

 1

Distance

0.45km



**14/135 FITZROY STREET ST KILDA
VIC 3182**

Sold Price

\$600,000

Sold Date

06-Mar-26

 2

 1

 1

Distance

0.52km



**11/193 FITZROY STREET ST KILDA
VIC 3182**

Sold Price

\$570,000

Sold Date

14-Apr-26

 2

 1

 1

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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