

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

2/25 Vale Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$850,000

&

\$895,000

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

St Kilda

Period - From

20/05/2025

to

19/05/2026

Source

Property Data

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	2/44 Wave St ELWOOD 3184	\$888,101	18/05/2026
2	2/17 Hammerdale Av ST KILDA EAST 3183	\$870,000	23/04/2026
3	6/67 High St PRAHRAN 3181	\$860,000	09/04/2026

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:

20/05/2026 16:01



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$850,000 - \$895,000

Median Unit Price

20/05/2025 - 19/05/2026: \$520,000

Comparable Properties



2/44 Wave St ELWOOD 3184 (REI)

Agent Comments

2 1 2

Price: \$888,101

Method: Private Sale

Date: 18/05/2026

Property Type: Apartment



2/17 Hammerdale Av ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$870,000

Method: Sold Before Auction

Date: 23/04/2026

Property Type: Unit



6/67 High St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$860,000

Method: Auction Sale

Date: 09/04/2026

Property Type: Unit

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