

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

21/7 Eildon Road, St Kilda Vic 3182

Indicative selling price

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

Single price

\$635,000

Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2025

to

31/12/2025

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	3/26-28 Blessington St ST KILDA 3182	\$650,000	23/02/2026
2	6/45 Acland St ST KILDA 3182	\$665,000	29/12/2025
3	9/41 Eildon Rd ST KILDA 3182	\$645,000	29/10/2025

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:

26/03/2026 16:11



 1  1  0

Rooms: 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$635,000

Median Unit Price

December quarter 2025: \$535,000

Comparable Properties



3/26-28 Blessington St ST KILDA 3182 (REI)

Agent Comments

 2  1  -

Price: \$650,000

Method: Sold Before Auction

Date: 23/02/2026

Property Type: Apartment



6/45 Acland St ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  1

Price: \$665,000

Method: Private Sale

Date: 29/12/2025

Property Type: Apartment



9/41 Eildon Rd ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  -

Price: \$645,000

Method: Private Sale

Date: 29/10/2025

Property Type: Unit

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480