

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

26 Mchenry Street, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

Median sale price

Median price

\$1,340,000

Property Type

House

Suburb

St Kilda East

Period - From

01/01/2026

to

31/03/2026

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	6 Woodstock St BALACLAVA 3183	\$1,300,000	26/03/2026
2	16 Camden St BALACLAVA 3183	\$1,235,000	29/11/2025
3	5 Mitchell Rd CAULFIELD NORTH 3161	\$1,311,000	23/11/2025

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:

21/04/2026 11:57



Property Type: House (Previously Occupied - Detached)
Land Size: 325 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,320,000
Median House Price
 March quarter 2026: \$1,340,000

Comparable Properties



6 Woodstock St BALACLAVA 3183 (REI)

Agent Comments



Price: \$1,300,000
Method: Sold Before Auction
Date: 26/03/2026
Property Type: House (Res)



16 Camden St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$1,235,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 161 sqm approx



5 Mitchell Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$1,311,000
Method: Auction Sale
Date: 23/11/2025
Property Type: House (Res)

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289