

# 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

3/33 Neptune Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000

&

\$660,000

### Median sale price

Median price \$521,000

Property Type Unit

Suburb St Kilda

Period - From 01/04/2025

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 | 21/7 Eildon Rd ST KILDA 3182   | \$650,000 | 13/04/2026   |
| 2 | 8/57 Mitford St ELWOOD 3184    | \$645,000 | 12/04/2026   |
| 3 | 1/33 Neptune St ST KILDA 3182  | \$635,000 | 23/12/2025   |

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:

25/05/2026 10:26



2 1 1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$630,000 - \$660,000

**Median Unit Price**

Year ending March 2026: \$521,000

## Comparable Properties



**21/7 Eildon Rd ST KILDA 3182 (REI)**

**Agent Comments**

2 1 -

**Price:** \$650,000

**Method:** Private Sale

**Date:** 13/04/2026

**Property Type:** Apartment



**8/57 Mitford St ELWOOD 3184 (REI)**

**Agent Comments**

2 1 1

**Price:** \$645,000

**Method:** Private Sale

**Date:** 12/04/2026

**Property Type:** Apartment



**1/33 Neptune St ST KILDA 3182 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$635,000

**Method:** Private Sale

**Date:** 23/12/2025

**Property Type:** Apartment

**Land Size:** 303 sqm approx

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