

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

3/45 Clyde Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$460,000

&

\$500,000

Median sale price

Median price \$535,000

Property Type Unit

Suburb St Kilda

Period - From 01/07/2025

to

30/06/2026

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	8/22-24 Eildon Rd ST KILDA 3182	\$499,500	02/05/2026
2	27/12 Clyde St ST KILDA 3182	\$460,000	05/03/2026
3	1/45 Clyde St ST KILDA 3182	\$475,000	03/02/2026

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:

27/07/2026 16:21



1 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$460,000 - \$500,000
Median Unit Price
Year ending June 2026: \$535,000

Comparable Properties



8/22-24 Eildon Rd ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$499,500
Method: Private Sale
Date: 02/05/2026
Property Type: Apartment



27/12 Clyde St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$460,000
Method: Private Sale
Date: 05/03/2026
Property Type: Apartment



1/45 Clyde St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$475,000
Method: Private Sale
Date: 03/02/2026
Property Type: Apartment

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