

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 Meadow Street, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$1,750,000

&

\$1,900,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

St Kilda East

Period - From

01/04/2026

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	2a Carrington Gr ST KILDA EAST 3183	\$1,900,000	17/06/2026
2	2 Montague Av ST KILDA EAST 3183	\$1,710,000	16/06/2026
3	14 Edinburgh Av CAULFIELD 3162	\$1,810,000	22/03/2026

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:

12/08/2026 11:59

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Property Type: House (Res)

Land Size: 530 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,900,000

Median House Price

June quarter 2026: \$1,650,000

Comparable Properties



2a Carrington Gr ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$1,900,000

Method: Sold Before Auction

Date: 17/06/2026

Property Type: House (Res)



2 Montague Av ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$1,710,000

Method: Private Sale

Date: 16/06/2026

Property Type: House (Res)

Land Size: 520 sqm approx



14 Edinburgh Av CAULFIELD 3162 (REI/VG)

Agent Comments

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Price: \$1,810,000

Method: Private Sale

Date: 22/03/2026

Property Type: House

Land Size: 590 sqm approx

Account - Jellis Craig | P: 03 8644 5500