

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

31a Prentice 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

&

\$1,300,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb St Kilda East

Period - From 27/05/2025

to

26/05/2026

Source

Property Data

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	1/17 Orrong Cr CAULFIELD NORTH 3161	\$1,240,000	17/05/2026
2	11/43 Acland St ST KILDA 3182	\$1,305,000	30/04/2026
3	411/241 Glen Huntly Rd ELSTERNWICK 3185	\$1,225,000	15/04/2026

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:

27/05/2026 09:01



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
27/05/2025 - 26/05/2026: \$1,650,000

Comparable Properties



1/17 Orrong Cr CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$1,240,000
Method: Auction Sale
Date: 17/05/2026
Property Type: Townhouse (Res)



11/43 Acland St ST KILDA 3182 (REI)

Agent Comments



Price: \$1,305,000
Method: Private Sale
Date: 30/04/2026
Property Type: Townhouse (Res)



411/241 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$1,225,000
Method: Private Sale
Date: 15/04/2026
Property Type: Apartment

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