

# 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

32 Acland Street, St Kilda VIC 3182

### Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

### Median sale price

Median price

\$1,310,000

Property Type

House

Suburb

St Kilda

Period - From

21/11/2024

to

20/05/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
11A Blenheim Street Balaclava VIC 3183	\$1,702,000	14/12/2024
14 Havelock Street St Kilda VIC 3182	\$1,910,000	17/12/2024
11 Kipling Street St Kilda VIC 3182	\$1,740,000	12/04/2025

This Statement of Information was prepared on:

21/05/2025