

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

45 Octavia Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,700,000

&

\$1,850,000

Median sale price

Median price \$1,760,000

Property Type House

Suburb St Kilda

Period - From 01/10/2025

to

31/12/2025

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	25 Elm PI WINDSOR 3181	\$1,760,000	28/02/2026
2	57 Octavia St ST KILDA 3182	\$1,806,750	25/02/2026
3	12 Erica St WINDSOR 3181	\$1,850,000	06/12/2025

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:

23/03/2026 18:49

45 Octavia Street, St Kilda Vic 3182



3 1 2

Rooms: 5
Property Type: House
Land Size: 275 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,850,000
Median House Price
December quarter 2025: \$1,760,000

Comparable Properties



25 Elm PI WINDSOR 3181 (REI)

4 2 -

Price: \$1,760,000
Method: Private Sale
Date: 28/02/2026
Property Type: House
Land Size: 295 sqm approx

Agent Comments



57 Octavia St ST KILDA 3182 (REI)

3 1 2

Price: \$1,806,750
Method: Private Sale
Date: 25/02/2026
Property Type: House
Land Size: 314 sqm approx

Agent Comments



12 Erica St WINDSOR 3181 (REI)

3 2 -

Price: \$1,850,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 236 sqm approx

Agent Comments

Account - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666



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