

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

54/3 Alfred Square, St Kilda Vic 3182

Indicative selling price

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

Range between \$690,000

&

\$730,000

Median sale price

Median price \$515,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2025

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	33/20 Esplanade ST KILDA 3182	\$737,500	20/11/2025
2	13/313 Beaconsfield Pde ST KILDA WEST 3182	\$685,000	11/11/2025
3			

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:

01/04/2026 14:19



2 1 1

Property Type: Apartment
Agent Comments
balcony

Indicative Selling Price
\$690,000 - \$730,000
Median Unit Price
Year ending December 2025: \$515,000

Comparable Properties

33/20 Esplanade ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$737,500
Method: Private Sale
Date: 20/11/2025
Property Type: Apartment



13/313 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG) Agent Comments

2 1 1

Price: \$685,000
Method: Private Sale
Date: 11/11/2025
Property Type: Apartment

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.