

# 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

67 Waterloo Crescent, St Kilda Vic 3182

### Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

### Median sale price

Median price \$1,525,000

Property Type House

Suburb St Kilda

Period - From 10/08/2025

to

09/08/2026

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 | 45 Octavia St ST KILDA 3182    | \$2,220,000 | 18/04/2026   |
| 2 |                                |             |              |
| 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:

10/08/2026 16:19

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

10/08/2025 - 09/08/2026: \$1,525,000



3 2.5 2

Property Type: House (Res)

Land Size: 385 sqm approx

Agent Comments

Comparable Properties



45 Octavia St ST KILDA 3182 (REI/VG)

Agent Comments

3 2 1

Price: \$2,220,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 275 sqm approx

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.