

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

7/38 Waterloo Crescent, St Kilda Vic 3182

Indicative selling price

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

Range between

\$290,000

&

\$319,000

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	13/33 Grey St ST KILDA 3182	\$306,000	31/10/2025
2	17/25 Williams Rd WINDSOR 3181	\$320,000	30/10/2025
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:

20/02/2026 11:18



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$290,000 - \$319,000
Median Unit Price
Year ending December 2025: \$515,000

Comparable Properties



13/33 Grey St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 -

Price: \$306,000
Method: Private Sale
Date: 31/10/2025
Property Type: Studio Apartment



17/25 Williams Rd WINDSOR 3181 (REI/VG)

Agent Comments

1 1 -

Price: \$320,000
Method: Private Sale
Date: 30/10/2025
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.

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