

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

8/44 Eildon Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$550,000

&

\$590,000

Median sale price

Median price \$545,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2026

to 31/03/2026

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	2/44 Eildon Rd ST KILDA 3182	\$595,000	03/05/2026
2	7/16-17 Marine Pde ST KILDA 3182	\$590,000	28/04/2026
3	8/147-149 Alma Rd ST KILDA EAST 3183	\$582,500	27/04/2026

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:

16/06/2026 15:47

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2 1 0

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000 - \$590,000
Median Unit Price
March quarter 2026: \$545,000

Comparable Properties



2/44 Eildon Rd ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$595,000
Method: Private Sale
Date: 03/05/2026
Property Type: Apartment



7/16-17 Marine Pde ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$590,000
Method: Private Sale
Date: 28/04/2026
Property Type: Apartment



8/147-149 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 -

Price: \$582,500
Method: Sold Before Auction
Date: 27/04/2026
Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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