

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

5/25 Brighton Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$310,000

&

\$340,000

Median sale price*

Median price \$325,000

Property Type Unit

Suburb St Kilda

Period - From 01/02/2025

to 28/07/2025

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	15/50 Carlisle St ST KILDA 3182	\$310,000	08/07/2025
2	2/18 Nightingale St BALACLAVA 3183	\$325,000	16/05/2025
3	204/43 Duke St ST KILDA 3182	\$330,000	28/03/2025

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:

28/07/2025 12:02

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



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Rooms: 3

Property Type: Flat

Land Size: Strata sqm approx

Agent Comments

Indicative Selling Price

\$310,000 - \$340,000

Median Unit Price *

01/02/2025 - 28/07/2025: \$325,000

* Agent calculated median based on 3 sales

Comparable Properties



15/50 Carlisle St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$310,000

Method: Private Sale

Date: 08/07/2025

Property Type: Apartment



2/18 Nightingale St BALACLAVA 3183 (REI)

Agent Comments

1 1 1

Price: \$325,000

Method: Private Sale

Date: 16/05/2025

Property Type: Apartment



204/43 Duke St ST KILDA 3182 (REI)

Agent Comments

1 1 -

Price: \$330,000

Method: Private Sale

Date: 28/03/2025

Property Type: Apartment

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