

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

16/12 ACLAND STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

311/63 ACLAND STREET ST KILDA VIC 3182	\$820,000	08-May-25
218/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$800,000	15-Feb-25
73/632 ST KILDA ROAD MELBOURNE VIC 3004	\$795,000	26-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 17 June 2025

Nicole Prime
P 0395256653
M 0418940962
E Nicoleprime@mcgrath.com.au



**311/63 ACLAND STREET ST KILDA
VIC 3182**

Sold Price

\$820,000

Sold Date **08-May-25**

2 2 -

Distance **0.4km**



**218/3-5 ST KILDA ROAD ST KILDA
VIC 3182**

Sold Price

\$800,000

Sold Date **15-Feb-25**

3 2 -

Distance **0.82km**



**73/632 ST KILDA ROAD
MELBOURNE VIC 3004**

Sold Price

^{RS} **\$795,000**

Sold Date **26-Feb-25**

3 2 -

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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