

# 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

17/12 Acland Street, 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

\$750,000

&

\$820,000

### Median sale price

Median price

\$503,000

Property Type

Unit

Suburb

St Kilda

Period - From

07/02/2025

to

06/08/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
9/5 Dickens Street Elwood VIC 3184	\$751,000	16/07/2025
114/63 Acland Street St Kilda VIC 3182	\$817,000	02/07/2025
311/63 Acland Street St Kilda VIC 3182	\$820,000	08/05/2025

This Statement of Information was prepared on:

07/08/2025