

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

17/1 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

3/340 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$330,000	27-Feb-25
215/181-185 ST KILDA ROAD ST KILDA VIC 3182	\$320,000	17-Apr-25
10/40 WATERLOO CRESCENT ST KILDA VIC 3182	\$300,000	02-May-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.~~

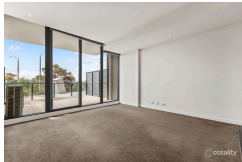
This Statement of Information was prepared on: 22 July 2025



3/340 BEACONSFIELD PARADE ST Sold Price **\$330,000** Sold Date **27-Feb-25**
KILDA WEST VIC 3182

1 1 1

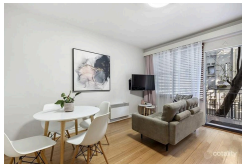
Distance **0.65km**



215/181-185 ST KILDA ROAD ST Sold Price **\$320,000** Sold Date **17-Apr-25**
KILDA VIC 3182

1 1 1

Distance **0.91km**



10/40 WATERLOO CRESCENT ST Sold Price **\$300,000** Sold Date **02-May-25**
KILDA VIC 3182

1 1 1

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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