

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

303/17 VALE 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

\$870,000

or range
between

&

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

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
305/48 BLENHEIM STREET BALACLAVA VIC 3183	\$950,000	22-Apr-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: 21 July 2025

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

 2  2  2

Sold Price

\$820,000

Sold Date **08-May-25**

Distance

0.48km



**305/48 BLENHEIM STREET
BALACLAVA VIC 3183**

 2  2  2

Sold Price

\$950,000

Sold Date **22-Apr-25**

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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