

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

103/7 BELFORD 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

\$320,000

&

\$350,000

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

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

| | | |
|--|-----------|-----------|
| 303/7 BELFORD STREET ST KILDA VIC 3182 | \$348,000 | 25-Feb-25 |
| 5/23 IRWELL STREET ST KILDA VIC 3182 | \$350,000 | 15-Apr-25 |
| 33/11 MARINE PARADE ST KILDA VIC 3182 | \$342,000 | 03-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: 10 July 2025

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**303/7 BELFORD STREET ST KILDA
VIC 3182**

Sold Price

\$348,000

Sold Date

25-Feb-25

1

1

1

Distance

0km



**5/23 IRWELL STREET ST KILDA
VIC 3182**

Sold Price

\$350,000

Sold Date

15-Apr-25

1

1

-

Distance

0.07km



**33/11 MARINE PARADE ST KILDA
VIC 3182**

Sold Price

\$342,000

Sold Date

03-Feb-25

1

1

-

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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