## 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

104/63 Acland Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning of	this price see	consumer.vic.gov.au/underquoting	

Single price \$650,000

#### Median sale price

Median price	\$505,000	Pro	perty Type Uni	t		Suburb	St Kilda
Period - From	01/01/2025	to	31/03/2025	So	urce	REIV	

#### 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 agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	101/63 Acland St ST KILDA 3182	\$670,000	29/05/2025
2	8/42 Burnett St ST KILDA 3182	\$647,500	24/05/2025
3	17/11 Redan St ST KILDA 3182	\$669,000	10/05/2025

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 six months.

This Statement of Information was prepared on:

21/06/2025 23:27





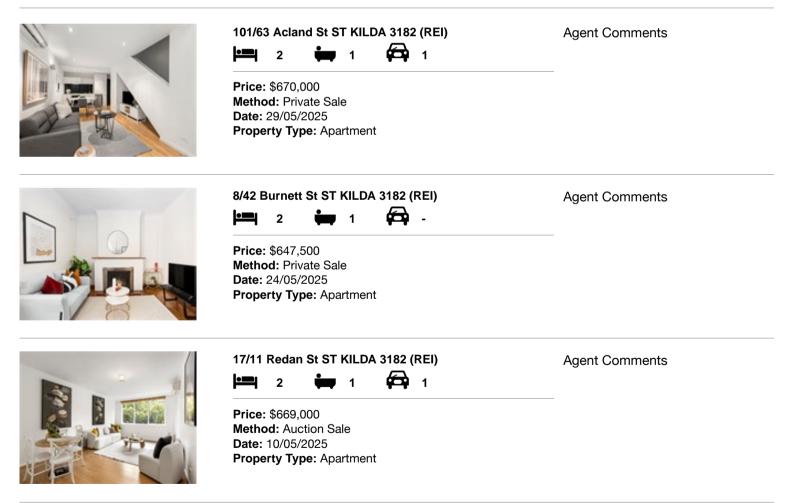




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$650,000 Median Unit Price March quarter 2025: \$505,000

# **Comparable Properties**



Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



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