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	106/72 Acland Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Single price \$350,000

Median sale price

Median price	\$510,000	Pro	perty Type	Unit			Suburb	St Kilda
Period - From	09/07/2024	to	08/07/2025		So	urce	Property	/ Data

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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1/15 Acland St ST KILDA 3182	\$325,000	24/06/2025
2	412/604 St Kilda Rd MELBOURNE 3004	\$343,750	18/06/2025
3	802/3-5 St Kilda Rd ST KILDA 3182	\$350,000	17/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/07/2025 16:48









Rooms: 3

Property Type: Apartment Agent Comments

Indicative Selling Price \$350,000 Median Unit Price 09/07/2024 - 08/07/2025: \$510,000

Comparable Properties



1/15 Acland St ST KILDA 3182 (REI)

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61 1

Price: \$325,000 **Method:** Private Sale **Date:** 24/06/2025

Property Type: Studio Apartment

Agent Comments



412/604 St Kilda Rd MELBOURNE 3004 (REI)

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Price: \$343,750 **Method:** Private Sale **Date:** 18/06/2025







3) 1

Agent Comments



802/3-5 St Kilda Rd ST KILDA 3182 (REI)

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Price: \$350,000 **Method:** Private Sale **Date:** 17/06/2025

Property Type: Apartment

Property Type: Apartment

Agent Comments

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





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