

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

12 Murchison Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,580,000

Property Type House

Suburb St Kilda East

Period - From 01/07/2024

to

30/06/2025

Source 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.

	Address of comparable property	Price	Date of sale
1	11 Kipling St ST KILDA 3182	\$1,740,000	12/04/2025
2	21 Wavenhoe Av ST KILDA EAST 3183	\$1,800,500	06/04/2025
3	520 High St PRAHRAN 3181	\$1,750,000	05/03/2025

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:

09/07/2025 11:57



3
 1
 1

Property Type: House (Res)

Land Size: 536 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

Year ending June 2025: \$1,580,000

Comparable Properties



11 Kipling St ST KILDA 3182 (REI)

Agent Comments

3
 2
 1

Price: \$1,740,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 314 sqm approx



21 Wavenhoe Av ST KILDA EAST 3183 (REI/VG)

Agent Comments

3
 2
 3

Price: \$1,800,500

Method: Private Sale

Date: 06/04/2025

Property Type: House (Res)

Land Size: 477 sqm approx



520 High St PRAHRAN 3181 (REI/VG)

Agent Comments

4
 1
 2

Price: \$1,750,000

Method: Private Sale

Date: 05/03/2025

Property Type: House

Land Size: 445 sqm approx

Account - Jellis Craig | P: 03 8644 5500