

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

4/37 Vale Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$260,000

&

\$286,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb St Kilda

Period - From 17/09/2025

to

16/09/2026

Source

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	Price	Date of sale
1	12/245 Hotham St RIPPONLEA 3185	\$280,000	29/05/2026
2	29/252 Dandenong Rd ST KILDA EAST 3183	\$265,000	22/03/2026
3			

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:

17/09/2026 15:15

4/37 Vale Street, St Kilda Vic 3182



Golan Flamm

9533 0999

0410 469 876

gflamm@flarerealestate.com.au

Indicative Selling Price

\$260,000 - \$286,000

Median Unit Price

17/09/2025 - 16/09/2026: \$530,000



1 1 1

Rooms: 1

Property Type: Apartment

Agent Comments

Comparable Properties



12/245 Hotham St RIPPONLEA 3185 (REI)

Agent Comments

1 1 -

Price: \$280,000

Method: Private Sale

Date: 29/05/2026

Property Type: Apartment



29/252 Dandenong Rd ST KILDA EAST 3183 (REI)

Agent Comments

1 1 1

Price: \$265,000

Method: Private Sale

Date: 22/03/2026

Property Type: Apartment

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.

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900



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