

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

7/4 Loch Street, St Kilda West Vic 3182

Indicative selling price

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

Single price

\$590,000

Median sale price

Median price

\$572,500

Property Type

Unit

Suburb

St Kilda West

Period - From

01/04/2025

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	1/35 Eildon Rd ST KILDA 3182	\$630,000	24/07/2025
2	3/37 Havelock St ST KILDA 3182	\$618,000	08/07/2025
3	11/49 Acland St ST KILDA 3182	\$555,000	20/03/2025

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:

07/08/2025 12:43



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$590,000

Median Unit Price

June quarter 2025: \$572,500

Comparable Properties



1/35 Eildon Rd ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$630,000

Method: Private Sale

Date: 24/07/2025

Property Type: Apartment



3/37 Havelock St ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$618,000

Method: Private Sale

Date: 08/07/2025

Property Type: Apartment



11/49 Acland St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 -

Price: \$555,000

Method: Private Sale

Date: 20/03/2025

Property Type: Apartment

Land Size: 68 sqm approx

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