

## 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

15/22-24 EILDON ROAD ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$419,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

2/22-24 EILDON ROAD ST KILDA VIC 3182	\$425,000	12-May-25
14/8 ST LEONARDS AVENUE ST KILDA VIC 3182	\$430,000	26-Apr-25
8/5 WOONSOCKET COURT ST KILDA VIC 3182	\$415,000	05-May-25

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 6 months.

This Statement of Information was prepared on: 03 June 2025

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**2/22-24 EILDON ROAD ST KILDA  
VIC 3182**

Sold Price

<sup>RS</sup> **\$425,000** <sup>UN</sup>

Sold Date

**12-May-25**

1

1

1

Distance

**0km****14/8 ST LEONARDS AVENUE ST  
KILDA VIC 3182**

Sold Price

<sup>RS</sup> **\$430,000** <sup>UN</sup>

Sold Date

**26-Apr-25**

1

1

1

Distance

**0.14km****8/5 WOONSOCKET COURT ST  
KILDA VIC 3182**

Sold Price

<sup>RS</sup> **\$415,000**

Sold Date

**05-May-25**

1

1

1

Distance

**0.65km****RS** = Recent sale**UN** = Undisclosed Sale

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