

## 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

6/12 ACLAND STREET ST KILDA VIC 3182

### Indicative selling price

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

Single Price

\$495,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 10/22-24 EILDON ROAD ST KILDA VIC 3182   | \$490,000 | 05-Feb-25 |
| 10/28-30 RALEIGH STREET WINDSOR VIC 3181 | \$518,000 | 03-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: 05 August 2025

McGrath St Kilda

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**10/22-24 EILDON ROAD ST KILDA  
VIC 3182**

Sold Price

**\$490,000**

Sold Date

**05-Feb-25**

1



1



1

Distance

**0.15km****10/28-30 RALEIGH STREET  
WINDSOR VIC 3181**

Sold Price

**\$518,000**

Sold Date

**03-May-25**

1



1



1

Distance

**1.47km**

RS = Recent sale

UN = Undisclosed Sale

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