

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2024

to

30 Apr 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

49/10 ACLAND STREET ST KILDA VIC 3182	\$440,000	13-Feb-25
6/52-54 CLYDE STREET ST KILDA VIC 3182	\$445,000	17-Apr-25
10/86 PARK STREET ST KILDA WEST VIC 3182	\$422,500	25-Mar-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: 26 May 2025

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**49/10 ACLAND STREET ST KILDA
VIC 3182**

1 1 1

Sold Price

\$440,000

Sold Date

13-Feb-25

Distance

0.18km**6/52-54 CLYDE STREET ST KILDA
VIC 3182**

1 1 1

Sold Price

\$445,000

Sold Date

17-Apr-25

Distance

0.28km**10/86 PARK STREET ST KILDA
WEST VIC 3182**

1 1 1

Sold Price

\$422,500

Sold Date

25-Mar-25

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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