

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$615,000

### 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	101/13 Wellington St ST KILDA 3182	\$625,000	06/06/2025
2	16/29 Upton Rd WINDSOR 3181	\$615,500	08/05/2025
3	G04/88 Carlisle St ST KILDA 3182	\$607,500	07/05/2025

**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:

15/07/2025 16:20



 2   
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**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$615,000  
**Median Unit Price**  
 June quarter 2025: \$572,500

## Comparable Properties



**101/13 Wellington St ST KILDA 3182 (REI)**

Agent Comments

 2   
  2   
  2

**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 06/06/2025  
**Property Type:** Apartment



**16/29 Upton Rd WINDSOR 3181 (REI/VG)**

Agent Comments

 2   
  1   
  1

**Price:** \$615,500  
**Method:** Sold Before Auction  
**Date:** 08/05/2025  
**Property Type:** Apartment



**G04/88 Carlisle St ST KILDA 3182 (REI)**

Agent Comments

 2   
  1   
  1

**Price:** \$607,500  
**Method:** Private Sale  
**Date:** 07/05/2025  
**Property Type:** Apartment

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