

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

17/1 ACLAND STREET 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

\$280,000

&

\$300,000

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

10/40 WATERLOO CRESCENT ST KILDA VIC 3182	\$300,000	02-May-25
6/38 FITZROY STREET ST KILDA VIC 3182	\$290,000	14-Feb-25
8/50 WELLINGTON STREET ST KILDA VIC 3182	\$280,000	18-Apr-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: 04 August 2025

**10/40 WATERLOO CRESCENT ST
KILDA VIC 3182**

1 1 1

Sold Price

\$300,000Sold Date **02-May-25**

Distance

0.86km**6/38 FITZROY STREET ST KILDA
VIC 3182**

1 1 1

Sold Price

\$290,000Sold Date **14-Feb-25**

Distance

0.34km**8/50 WELLINGTON STREET ST
KILDA VIC 3182**

1 1 1

Sold Price

\$280,000Sold Date **18-Apr-25**

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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