

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

8/14 Crimea Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000

&

\$440,000

Median sale price

Median price \$535,000

Property Type Unit

Suburb St Kilda

Period - From 01/10/2025

to

31/12/2025

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	19/20 Shirley Gr ST KILDA EAST 3183	\$430,500	18/02/2026
2	9/2 Emilton Av ST KILDA 3182	\$425,000	07/11/2025
3			

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:

17/03/2026 10:44

8/14 Crimea Street, St Kilda Vic 3182



1 1 0

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
December quarter 2025: \$535,000

Comparable Properties



19/20 Shirley Gr ST KILDA EAST 3183 (REI)

Agent Comments

1 1 -

Price: \$430,500
Method: Private Sale
Date: 18/02/2026
Property Type: Apartment



9/2 Emilton Av ST KILDA 3182 (REI/VG)

Agent Comments

1 1 -

Price: \$425,000
Method: Private Sale
Date: 07/11/2025
Property Type: Apartment

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.

Account - McGrath South Yarra



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