

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

7/22B CRIMEA 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

\$495,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2025

to

31 Aug 2026

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

18/6 REDAN STREET ST KILDA VIC 3182	\$515,000	15-Jun-26
3/22-24 CHARNWOOD ROAD ST KILDA VIC 3182	\$495,000	05-Jun-26
4/44 WATERLOO CRESCENT ST KILDA VIC 3182	\$555,000	16-Jun-26

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 September 2026



18/6 REDAN STREET ST KILDA VIC 3182

Sold Price

\$515,000

Sold Date

15-Jun-26

2

1

-

Distance

0.07km



3/22-24 CHARNWOOD ROAD ST KILDA VIC 3182

Sold Price

\$495,000

Sold Date

05-Jun-26

2

1

-

Distance

0.24km



4/44 WATERLOO CRESCENT ST KILDA VIC 3182

Sold Price

\$555,000

Sold Date

16-Jun-26

2

1

-

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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