

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

3/5 ARDOCH AVENUE ST KILDA EAST VIC 3183

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

\$795,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Mar 2025

to

28 Feb 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

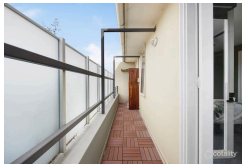
Date of sale

11/2A THE AVENUE WINDSOR VIC 3181	\$791,000	18-Dec-25
4/123 ALMA ROAD ST KILDA EAST VIC 3183	\$895,000	15-Nov-25
8/1 EVERGREEN MEWS ARMADALE VIC 3143	\$852,000	29-Sep-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: 01 March 2026



11/2A THE AVENUE WINDSOR VIC 3181

Sold Price

\$791,000

Sold Date

18-Dec-25

2

1

2

Distance

0.2km



4/123 ALMA ROAD ST KILDA EAST VIC 3183

Sold Price

^{RS} **\$895,000**

Sold Date

15-Nov-25

2

1

1

Distance

0.35km



8/1 EVERGREEN MEWS ARMADALE VIC 3143

Sold Price

\$852,000

Sold Date

29-Sep-25

2

2

2

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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