

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

7/3 HERBERT 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

\$379,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2025

to

30 Jun 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

11/3 HERBERT STREET ST KILDA VIC 3182	\$372,000	13-Jul-26
17/57 SOUTHEY STREET ELWOOD VIC 3184	\$380,000	26-May-26
15/3 HERBERT STREET ST KILDA VIC 3182	\$372,000	03-Jul-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: 23 July 2026



**11/3 HERBERT STREET ST KILDA
VIC 3182**

Sold Price

^{RS} **\$372,000** ^{UN}

Sold Date

13-Jul-26

1 1 -

Distance

0km



**17/57 SOUTHEY STREET ELWOOD
VIC 3184**

Sold Price

^{RS} **\$380,000**

Sold Date

26-May-26

1 1 -

Distance

0.96km



**15/3 HERBERT STREET ST KILDA
VIC 3182**

Sold Price

^{RS} **\$372,000**

Sold Date

03-Jul-26

1 1 -

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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