

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

8/22-24 EILDON ROAD 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2025

to

31 Mar 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

38/10 ACLAND STREET ST KILDA VIC 3182	\$477,000	24-Mar-26
10/22-24 EILDON ROAD ST KILDA VIC 3182	\$490,000	05-Feb-25
7/31 EILDON ROAD ST KILDA VIC 3182	\$464,000	20-Mar-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: 08 April 2026



**38/10 ACLAND STREET ST KILDA
VIC 3182**

Sold Price

^{RS}

\$477,000

Sold Date

24-Mar-26

 1  1  -

Distance

0.18km



**10/22-24 EILDON ROAD ST KILDA
VIC 3182**

Sold Price

\$490,000

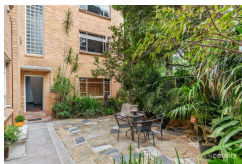
Sold Date

05-Feb-25

 1  1  1

Distance

0km



**7/31 EILDON ROAD ST KILDA VIC
3182**

Sold Price

^{RS}

\$464,000

Sold Date

20-Mar-26

 1  1  -

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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