

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

2/9 EVELYN STREET 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Jan 2025

to

31 Dec 2025

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

1/1 LAMBETH PLACE ST KILDA VIC 3182	\$660,000	15-Nov-25
9/22 WESTBURY STREET ST KILDA EAST VIC 3183	\$625,000	31-Oct-24
9/362 CARLISLE STREET BALACLAVA VIC 3183	\$650,000	17-Apr-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: 30 January 2026



1/1 LAMBETH PLACE ST KILDA VIC 3182

Sold Price

\$660,000

Sold Date

15-Nov-25

 2

 1

 1

Distance

0.55km



9/22 WESTBURY STREET ST KILDA EAST VIC 3183

Sold Price

\$625,000

Sold Date

31-Oct-24

 2

 1

 1

Distance

0.53km



9/362 CARLISLE STREET BALACLAVA VIC 3183

Sold Price

\$650,000

Sold Date

17-Apr-25

 2

 1

 1

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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