

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

3/6 INVERLEITH COURT 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

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2025

to

30 Apr 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

8/22-24 EILDON ROAD ST KILDA VIC 3182	\$499,500	02-May-26
5/16 ST LEONARDS AVENUE ST KILDA VIC 3182	\$520,000	22-Nov-25
6/26 WELLINGTON STREET ST KILDA VIC 3182	\$490,000	28-Apr-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: 09 May 2026



**8/22-24 EILDON ROAD ST KILDA
VIC 3182**

Sold Price

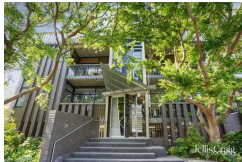
^{RS}

\$499,500

Sold Date **02-May-26**

 1  1  -

Distance **0.09km**



**5/16 ST LEONARDS AVENUE ST
KILDA VIC 3182**

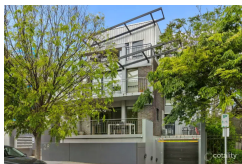
Sold Price

\$520,000

Sold Date **22-Nov-25**

 1  1  1

Distance **0.2km**



**6/26 WELLINGTON STREET ST
KILDA VIC 3182**

Sold Price

^{RS}

\$490,000

Sold Date **28-Apr-26**

 2  1  -

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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