

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

111/131 ACLAND 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

or range
between

\$435,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2024

to

31 Oct 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

11/17 ROBE STREET ST KILDA VIC 3182	\$440,000	13-Oct-25
117/27-31 HERBERT STREET ST KILDA VIC 3182	\$450,000	28-Jul-25
9/7 ALFRED SQUARE ST KILDA VIC 3182	\$450,000	23-May-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: 19 November 2025

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11/17 ROBE STREET ST KILDA VIC 3182

Sold Price

^{RS} **\$440,000**

Sold Date

13-Oct-25

 1

 1

 1

Distance

0.39km



117/27-31 HERBERT STREET ST KILDA VIC 3182

Sold Price

\$450,000

Sold Date

28-Jul-25

 1

 1

 1

Distance

0.53km



9/7 ALFRED SQUARE ST KILDA VIC 3182

Sold Price

^{RS} **\$450,000**

Sold Date

23-May-25

 1

 1

 1

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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