

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

110/131 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2025

to

31 Jul 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

312A/33 INKERMAN STREET ST KILDA VIC 3182	\$435,000	09-Jul-26
19/52 FITZROY STREET ST KILDA VIC 3182	\$400,000	30-Jun-26
405/78 INKERMAN STREET ST KILDA VIC 3182	\$449,000	29-Jun-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: 13 August 2026



312A/33 INKERMANS STREET ST KILDA VIC 3182

 1  1  1

Sold Price

^{RS}

\$435,000

Sold Date

09-Jul-26

Distance

0.48km



19/52 FITZROY STREET ST KILDA VIC 3182

 1  1  1

Sold Price

^{RS}

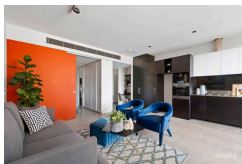
\$400,000

Sold Date

30-Jun-26

Distance

1.02km



405/78 INKERMANS STREET ST KILDA VIC 3182

 1  1  1

Sold Price

\$449,000

Sold Date

29-Jun-26

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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