

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

7/31 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

\$445,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2025

to

31 Jan 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

6/38 YORK STREET ST KILDA WEST VIC 3182	\$440,000	18-Sep-25
6/1 CRIMEA STREET ST KILDA VIC 3182	\$450,000	29-Sep-25
4/44 FITZROY STREET ST KILDA VIC 3182	\$485,000	09-Aug-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: 12 February 2026



**6/38 YORK STREET ST KILDA
WEST VIC 3182**

 1  1  1

Sold Price

\$440,000

Sold Date

18-Sep-25

Distance

0.98km



**6/1 CRIMEA STREET ST KILDA VIC
3182**

 1  1  1

Sold Price

\$450,000

Sold Date

29-Sep-25

Distance

1.02km



**4/44 FITZROY STREET ST KILDA
VIC 3182**

 1  1  1

Sold Price

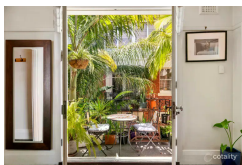
\$485,000

Sold Date

09-Aug-25

Distance

0.22km



**19/44 FITZROY STREET ST KILDA
VIC 3182**

 1  1  -

Sold Price

^{RS} **\$490,000**

Sold Date

19-Dec-25

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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