

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

5/2 IRYMPLE AVENUE 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

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

2/97 BARKLY STREET ST KILDA VIC 3182	\$590,000	14-Jul-25
1/67 PAKINGTON STREET ST KILDA VIC 3182	\$595,000	10-Sep-25
8/8 WESTBURY STREET ST KILDA EAST VIC 3183	\$620,000	04-Oct-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: 02 February 2026



2/97 BARKLY STREET ST KILDA VIC 3182

2 1 1

Sold Price **\$590,000** Sold Date **14-Jul-25**

Distance **0.74km**

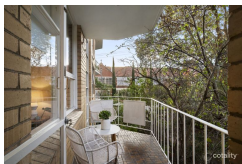


1/67 PAKINGTON STREET ST KILDA VIC 3182

2 1 1

Sold Price **\$595,000** Sold Date **10-Sep-25**

Distance **0.42km**



8/8 WESTBURY STREET ST KILDA EAST VIC 3183

2 1 1

Sold Price **\$620,000** Sold Date **04-Oct-25**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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