

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

311C/3 GREEVES 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

\$420,000

&

\$460,000

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

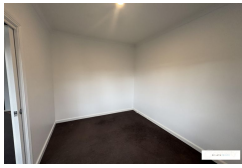
6/32 WESTBURY STREET ST KILDA EAST VIC 3183	\$428,000	23-Jun-25
7/53 HOTHAM STREET ST KILDA EAST VIC 3183	\$442,500	04-Jul-25
49/5-9 FULTON STREET ST KILDA EAST VIC 3183	\$450,000	14-Aug-25

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: 25 November 2025

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6/32 WESTBURY STREET ST KILDA EAST VIC 3183 Sold Price **\$428,000** Sold Date **23-Jun-25**

2 1 1

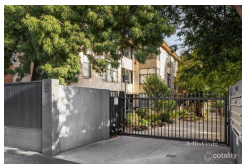
Distance **1.31km**



7/53 HOTHAM STREET ST KILDA EAST VIC 3183 Sold Price **\$442,500** Sold Date **04-Jul-25**

2 1 1

Distance **1.5km**



49/5-9 FULTON STREET ST KILDA EAST VIC 3183 Sold Price **\$450,000** Sold Date **14-Aug-25**

2 1 1

Distance **1.4km**

RS = Recent sale **UN** = Undisclosed Sale

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