

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

\$475,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$493,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2024

to

30 Sep 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

6/12 ACLAND STREET ST KILDA VIC 3182	\$495,000	14-Oct-25
2/24-26 MILTON STREET ELWOOD VIC 3184	\$481,000	01-Sep-25
9D/12 MARINE PARADE ST KILDA VIC 3182	\$500,000	17-Jun-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.~~

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**6/12 ACLAND STREET ST KILDA
VIC 3182**

Sold Price

^{RS}

\$495,000

Sold Date

14-Oct-25

1

1

1

Distance

0.72km



**2/24-26 MILTON STREET ELWOOD
VIC 3184**

Sold Price

^{RS}

\$481,000

Sold Date

01-Sep-25

1

1

1

Distance

0.98km



**9D/12 MARINE PARADE ST KILDA
VIC 3182**

Sold Price

\$500,000

Sold Date

17-Jun-25

1

1

1

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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