

## 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

205/27-31 HERBERT STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$475,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2025

to

28 Feb 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

302/72 ACLAND STREET ST KILDA VIC 3182	\$500,000	17-Sep-25
304/72 ACLAND STREET ST KILDA VIC 3182	\$500,000	30-Oct-25
1/45 CLYDE STREET ST KILDA VIC 3182	\$475,000	20-Feb-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: 16 March 2026

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**302/72 ACLAND STREET ST KILDA VIC 3182** Sold Price **\$500,000** Sold Date **17-Sep-25**  
 Distance **0.75km**  
 1 Bed 1 Bath 1 Car

**REGISTER APPOINTMENT POLICY**

Please contact the register to register your appointment. It is essential to register your appointment to ensure you receive the best service possible. Thank you for your understanding.



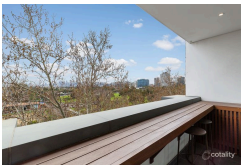
If you have recently travelled overseas and experiencing any symptoms, please do not attend the appointment. You should contact your doctor for advice. COVID-19 symptoms include a cough, fever, loss of taste or smell, and difficulty breathing. Please contact your doctor if you experience any of these symptoms.



**304/72 ACLAND STREET ST KILDA VIC 3182** Sold Price Sold Date **30-Oct-25**  
 Distance **0.75km**  
 1 Bed 1 Bath 1 Car



**1/45 CLYDE STREET ST KILDA VIC 3182** Sold Price **RS \$475,000** Sold Date **20-Feb-26**  
 Distance **0.88km**  
 1 Bed 1 Bath 1 Car



**27/149 FITZROY STREET ST KILDA VIC 3182** Sold Price **\$525,000** Sold Date **22-Jan-26**  
 Distance **1.48km**  
 1 Bed 1 Bath 1 Car

RS = Recent sale      UN = Undisclosed Sale

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