

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

8/25 MITFORD 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$503,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2024

to

31 Jul 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

11/31 DICKENS STREET ELWOOD VIC 3184	\$798,000	26-Jul-25
19/29 DICKENS STREET ELWOOD VIC 3184	\$840,000	05-Aug-25
5/16 TENNYSON STREET ST KILDA VIC 3182	\$750,000	10-May-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: 27 August 2025

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**11/31 DICKENS STREET ELWOOD
VIC 3184**

Sold Price

^{RS}

\$798,000

Sold Date

26-Jul-25

2

1

1

Distance

0.28km



**19/29 DICKENS STREET ELWOOD
VIC 3184**

Sold Price

^{RS}

\$840,000

^{UN}

Sold Date

05-Aug-25

3

1

1

Distance

0.3km



**5/16 TENNYSON STREET ST KILDA
VIC 3182**

Sold Price

\$750,000

Sold Date

10-May-25

2

1

1

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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