

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

11/19 REDAN 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

\$545,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2024

to

31 Aug 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

3/55 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$540,000	19-Mar-25
3/45 RUSKIN STREET ELWOOD VIC 3184	\$555,000	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.

This Statement of Information was prepared on: 19 September 2025

Jaydin Aslan
P 0424006066
M 0424006066
E jaydinaslan@mcgrath.com.au



**3/55 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

 2  1  1

Sold Price **\$540,000** Sold Date **19-Mar-25**

Distance **1.22km**



**3/45 RUSKIN STREET ELWOOD
VIC 3184**

 2  1  1

Sold Price **\$555,000** Sold Date **17-Jun-25**

Distance **1.93km**

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

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