

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

9/44 WATERLOO CRESCENT 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

\$770,000

&

\$820,000

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

8/97 WESTBURY STREET BALACLAVA VIC 3183

\$770,000

14-Oct-25

5/237 DANDENONG ROAD WINDSOR VIC 3181

\$805,000

14-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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**8/97 WESTBURY STREET
BALACLAVA VIC 3183**

3 1 1

Sold Price

^{RS}

\$770,000

Sold Date

14-Oct-25

Distance

1.17km



**5/237 DANDENONG ROAD
WINDSOR VIC 3181**

3 1 1

Sold Price

\$805,000

Sold Date

14-Jun-25

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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