

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

6/9-11 VALE 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

\$600,000

&

\$660,000

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

106/63 ACLAND STREET ST KILDA VIC 3182	\$640,000	13-Aug-25
6/99 ALMA ROAD ST KILDA EAST VIC 3183	\$621,000	28-May-25
10/39-43 WELLINGTON STREET ST KILDA VIC 3182	\$660,000	27-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: 21 October 2025

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106/63 ACLAND STREET ST KILDA VIC 3182 Sold Price **\$640,000** Sold Date **13-Aug-25**

2 1 1

Distance **0.46km**



6/99 ALMA ROAD ST KILDA EAST VIC 3183 Sold Price **\$621,000** Sold Date **28-May-25**

2 1 1

Distance **1.12km**



10/39-43 WELLINGTON STREET ST KILDA VIC 3182 Sold Price **\$660,000** Sold Date **27-Jun-25**

2 1 1

Distance **1.14km**

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

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