

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

15/22-24 EILDON ROAD 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

| | | |
|--|-----------|-----------|
| 20/8 ST LEONARDS AVENUE ST KILDA VIC 3182 | \$398,000 | 22-May-24 |
| 107/555-563 ST KILDA ROAD MELBOURNE VIC 3004 | \$380,000 | 02-May-25 |
| 22/8 ST LEONARDS AVENUE ST KILDA VIC 3182 | \$385,000 | 04-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: 18 July 2025

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**20/8 ST LEONARDS AVENUE ST
 KILDA VIC 3182**

1 1 1

Sold Price **\$398,000** Sold Date **22-May-24**

Distance **0.14km**



**107/555-563 ST KILDA ROAD
 MELBOURNE VIC 3004**

1 1 -

Sold Price **\$380,000** Sold Date **02-May-25**

Distance **1.77km**



**22/8 ST LEONARDS AVENUE ST
 KILDA VIC 3182**

1 1 1

Sold Price ^{RS} **\$385,000** Sold Date **04-Jun-25**

Distance **0.14km**

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

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