

## 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

52/25 REDAN STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$205,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Flats

Suburb

St Kilda

Period-from

01 Nov 2024

to

31 Oct 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 2/25 REDAN STREET ST KILDA VIC 3182       | \$190,000 | 21-Oct-25 |
| 33/116 INKERMAN STREET ST KILDA VIC 3182  | \$210,000 | 24-Jul-25 |
| 16/40 WATERLOO CRESCENT ST KILDA VIC 3182 | \$200,000 | 04-Jul-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: 25 November 2025

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**2/25 REDAN STREET ST KILDA VIC 3182**

Sold Price

<sup>RS</sup> **\$190,000** <sup>UN</sup>

Sold Date

**21-Oct-25**

1

1

1

Distance

**0km**



**33/116 INKERMANN STREET ST KILDA VIC 3182**

Sold Price

**\$210,000**

Sold Date

**24-Jul-25**

1

1

1

Distance

**0.51km**



**16/40 WATERLOO CRESCENT ST KILDA VIC 3182**

Sold Price

**\$200,000**

Sold Date

**04-Jul-25**

1

1

1

Distance

**0.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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