

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

4/6 MITFORD 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

\$325,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2024

to

31 Jul 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

8/14 MITFORD STREET ST KILDA VIC 3182	\$372,000	20-Feb-25
7/8 ST LEONARDS AVENUE ST KILDA VIC 3182	\$380,000	11-Mar-25
21/3 HERBERT STREET ST KILDA VIC 3182	\$350,000	26-Apr-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: 05 August 2025

Melanie Walden
 P 90664813
 M 0422395214
 E melaniewalden@mcgrath.com.au



**8/14 MITFORD STREET ST KILDA
 VIC 3182**

1 1 1

Sold Price **\$372,000** Sold Date **20-Feb-25**

Distance **0.1km**

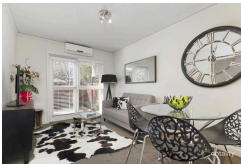


**7/8 ST LEONARDS AVENUE ST
 KILDA VIC 3182**

1 1 1

Sold Price **\$380,000** Sold Date **11-Mar-25**

Distance **0.81km**



**21/3 HERBERT STREET ST KILDA
 VIC 3182**

1 1 -

Sold Price **\$350,000** Sold Date **26-Apr-25**

Distance **0.07km**

RS = Recent sale UN = Undisclosed Sale

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