

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

4/51 ACLAND 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

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

10/47 ACLAND STREET ST KILDA VIC 3182	\$640,000	27-Jun-25
8/20 CHARNWOOD ROAD ST KILDA VIC 3182	\$645,000	18-Sep-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: 02 October 2025

Jaydin Aslan
P 0424006066
M 0424006066
E jaydinaslan@mcgrath.com.au



10/47 ACLAND STREET ST KILDA
VIC 3182

 1  1  -

Sold Price **\$640,000** Sold Date **27-Jun-25**

Distance **0.03km**



8/20 CHARNWOOD ROAD ST
KILDA VIC 3182

 2  1  1

Sold Price ^{RS} **\$645,000** ^{UN} Sold Date **18-Sep-25**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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