

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

9/2 EMILTON AVENUE 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2024

to

31 Aug 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

5/17 COWDEROY STREET ST KILDA WEST VIC 3182	450000	03-Apr-25
1/98 BARKLY STREET ST KILDA VIC 3182	460000	11-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: 12 September 2025

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**5/17 COWDEROY STREET ST
KILDA WEST VIC 3182**

1 1 1

Sold Price **450000** Sold Date **03-Apr-25**

Distance **1.13km**



**1/98 BARKLY STREET ST KILDA
VIC 3182**

1 1 1

Sold Price **460000** Sold Date **11-Jun-25**

Distance **0.2km**

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

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