

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

7/7 RAVENS GROVE ST KILDA EAST VIC 3183

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

\$345,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

St Kilda East

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

4/3-7 SEBASTOPOL STREET ST KILDA EAST VIC 3183	\$375,000	11-Apr-25
6/77 WESTBURY STREET ST KILDA EAST VIC 3183	\$357,500	26-Aug-25
4/83 WESTBURY STREET ST KILDA EAST VIC 3183	\$345,000	21-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: 06 October 2025

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**4/3-7 SEBASTOPOL STREET ST
KILDA EAST VIC 3183**

1 1 1

Sold Price **\$375,000** Sold Date **11-Apr-25**

Distance **0.14km**



**6/77 WESTBURY STREET ST KILDA
EAST VIC 3183**

1 1 -

Sold Price ^{RS} **\$357,500** Sold Date **26-Aug-25**

Distance **0.2km**



**4/83 WESTBURY STREET ST KILDA
EAST VIC 3183**

1 1 1

Sold Price ^{RS} **\$345,000** ^{UN} Sold Date **21-Sep-25**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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