

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 SIDWELL AVENUE 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

St Kilda East

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

4/2 MELBY AVENUE ST KILDA EAST VIC 3183	\$970,000	11-Apr-25
6/8 MEADOW STREET ST KILDA EAST VIC 3183	\$920,000	10-Aug-25
3/74 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$860,000	29-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: 08 September 2025

Tracy Paus
P (03) 9066 4812
M 0439 766 175
E tracypaus@mcgrath.com.au



4/2 MELBY AVENUE ST KILDA EAST VIC 3183

3 1 1

Sold Price **\$970,000** Sold Date **11-Apr-25**

Distance **0.66km**

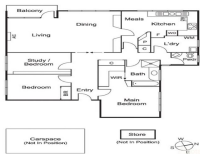


6/8 MEADOW STREET ST KILDA EAST VIC 3183

3 1 1

Sold Price ^{RS} **\$920,000** Sold Date **10-Aug-25**

Distance **0.28km**



3/74 ALEXANDRA STREET ST KILDA EAST VIC 3183

3 1 1

Sold Price ^{RS} **\$860,000** Sold Date **29-Jun-25**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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