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	11/46 Greeves Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $480,000 & $520,000

Median sale price

Median price $520,000 Property Type Unit Suburb St Kilda

Period - From 17/02/2025 to 16/02/2026 Source Property Data

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 six 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
1	204C/3 Greeves St ST KILDA 3182	$485,000	29/01/2026
2	5/38 Elm Gr BALACLAVA 3183	$520,000	29/01/2026
3	214/74 Queens Rd MELBOURNE 3004	$508,000	12/01/2026

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 six months.~~

This Statement of Information was prepared on: 17/02/2026 14:07

11/46 Greeves Street, St Kilda Vic 3182



2 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median Unit Price
17/02/2025 - 16/02/2026: $520,000

Comparable Properties



204C/3 Greeves St ST KILDA 3182 (REI)

2 1 1

Price: $485,000
Method: Private Sale
Date: 29/01/2026
Property Type: Apartment

Agent Comments



5/38 Elm Gr BALACLAVA 3183 (REI)

2 1 1

Price: $520,000
Method: Private Sale
Date: 29/01/2026
Property Type: Apartment

Agent Comments



214/74 Queens Rd MELBOURNE 3004 (REI)

2 1 1

Price: $508,000
Method: Private Sale
Date: 12/01/2026
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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