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	3 Steele Avenue, St Kilda Vic 3182

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,740,000 Property Type House Suburb St Kilda

Period - From 01/07/2024 to 30/06/2025 Source REIV

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	42 Camden St BALACLAVA 3183	$1,150,000	05/04/2025
2	7 Somerset Pl WINDSOR 3181	$1,055,000	20/03/2025
3	21 Pridham St PRAHRAN 3181	$1,081,000	05/03/2025

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: 30/07/2025 10:20

3 Steele Avenue, St Kilda Vic 3182



2 1 0

Rooms: 3
Property Type: House (Res)
Land Size: 112 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending June 2025: $1,740,000

Comparable Properties



42 Camden St BALACLAVA 3183 (REI/VG)

2 1 -

Price: $1,150,000
Method: Private Sale
Date: 05/04/2025
Property Type: House
Land Size: 262 sqm approx

Agent Comments



7 Somerset Pl WINDSOR 3181 (REI/VG)

2 1 -

Price: $1,055,000
Method: Private Sale
Date: 20/03/2025
Property Type: House
Land Size: 115 sqm approx

Agent Comments



21 Pridham St PRAHRAN 3181 (REI/VG)

2 1 -

Price: $1,081,000
Method: Private Sale
Date: 05/03/2025
Property Type: House
Land Size: 116 sqm approx

Agent Comments

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

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