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	405/7 Belford Street, St Kilda Vic 3182

Indicative selling price

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

Single price: $359,000

Median sale price

Median price: $509,000 Property Type: Unit Suburb: St Kilda

Period - From: 30/09/2024 to: 29/09/2025 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	3/197 Brighton Rd ELWOOD 3184	$360,000	12/09/2025
2	6/77 Westbury St ST KILDA EAST 3183	$357,500	26/08/2025
3	106/111 Inkerman St ST KILDA 3182	$357,500	21/07/2025

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: 30/09/2025 12:12

405/7 Belford Street, St Kilda Vic 3182



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$359,000
Median Unit Price
30/09/2024 - 29/09/2025: $509,000

Comparable Properties



3/197 Brighton Rd ELWOOD 3184 (REI)

1 1 1

Price: $360,000
Method: Private Sale
Date: 12/09/2025
Property Type: Apartment

Agent Comments



6/77 Westbury St ST KILDA EAST 3183 (REI)

1 1 1

Price: $357,500
Method: Private Sale
Date: 26/08/2025
Property Type: Apartment

Agent Comments



106/111 Inkerman St ST KILDA 3182 (REI/VG)

1 1 1

Price: $357,500
Method: Private Sale
Date: 21/07/2025
Property Type: Apartment

Agent Comments

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

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