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	1/45 Clyde Street, St Kilda Vic 3182

Indicative selling price

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

Range between $475,000 & $495,000

Median sale price

Median price $515,000 Property Type Unit Suburb St Kilda

Period - From 29/01/2025 to 28/01/2026 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	511/601 St Kilda Rd MELBOURNE 3004	$478,888	02/01/2026
2	115/27-31 Herbert St ST KILDA 3182	$485,000	25/11/2025
3	314/5 Alma Rd ST KILDA 3182	$495,000	27/10/2025

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: 29/01/2026 12:01

1/45 Clyde Street, St Kilda Vic 3182



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$475,000 - $495,000
Median Unit Price
29/01/2025 - 28/01/2026: $515,000

Comparable Properties



511/601 St Kilda Rd MELBOURNE 3004 (REI)

1 1 1

Price: $478,888
Method: Private Sale
Date: 02/01/2026
Property Type: Apartment

Agent Comments



115/27-31 Herbert St ST KILDA 3182 (REI)

1 1 1

Price: $485,000
Method: Private Sale
Date: 25/11/2025
Property Type: Apartment

Agent Comments



314/5 Alma Rd ST KILDA 3182 (REI/VG)

1 1 1

Price: $495,000
Method: Private Sale
Date: 27/10/2025
Property Type: Apartment

Agent Comments

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

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