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	1/33 NEPTUNE STREET ST KILDA VIC 3182

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	$630,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$495,000	Property type	Unit	Suburb	St Kilda
Period-from	01 Dec 2024	to	30 Nov 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
1/43 DALGETY STREET ST KILDA VIC 3182	$660,000	24-Oct-25
5/170-172 BARKLY STREET ST KILDA VIC 3182	$640,000	19-Oct-25
1/3 FOSTER STREET ST KILDA VIC 3182	$676,500	27-Feb-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: 02 December 2025

Raine&Horne.

Robert Elezovic
P 0393840000
M 0408799299
E robert.elezovic@brunswick.rh.com.au



1/43 DALGETY STREET ST KILDA VIC 3182

1 1 -

Sold Price RS **$660,000** UN

Sold Date **24-Oct-25**

Distance **0.41km**



5/170-172 BARKLY STREET ST KILDA VIC 3182

2 1 1

Sold Price **$640,000**

Sold Date **19-Oct-25**

Distance **0.59km**



1/3 FOSTER STREET ST KILDA VIC 3182

2 1 4

Sold Price **$676,500**

Sold Date **27-Feb-25**

Distance **0.59km**

RS = Recent sale **UN** = Undisclosed Sale

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