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	20 Young Street, St Kilda East Vic 3183

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $1,870,000 Property Type House Suburb St Kilda East

Period - From 01/07/2025 to 30/09/2025 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	25 Rosamond St BALACLAVA 3183	$907,500	20/09/2025
2	2/15 Albion St BALACLAVA 3183	$850,000	20/09/2025
3	3 Dixon St PRAHRAN 3181	$945,000	11/09/2025

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: 13/11/2025 16:23

20 Young Street, St Kilda East Vic 3183



2 1

Property Type: House
Land Size: 147 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
September quarter 2025: $1,870,000

Comparable Properties



25 Rosamond St BALACLAVA 3183 (REI)

2 1 -

Price: $907,500
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 149 sqm approx

Agent Comments



2/15 Albion St BALACLAVA 3183 (REI)

2 2 1

Price: $850,000
Method: Private Sale
Date: 20/09/2025
Property Type: House

Agent Comments



3 Dixon St PRAHRAN 3181 (REI/VG)

2 1 -

Price: $945,000
Method: Private Sale
Date: 11/09/2025
Property Type: House
Land Size: 146 sqm approx

Agent Comments

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

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