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	7 Holroyd Avenue, St Kilda East Vic 3183

Indicative selling price

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

Range between $1,800,000 & $1,900,000

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	14a Irymple Av ST KILDA 3182	$1,870,000	26/11/2025
2	76 Alexandra St ST KILDA EAST 3183	$1,780,000	23/10/2025
3	8 Jervois St ST KILDA EAST 3183	$1,815,000	30/09/2025

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: 16/12/2025 19:01

7 Holroyd Avenue, St Kilda East Vic 3183



Property Type:
Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
September quarter 2025: $1,870,000

Comparable Properties



14a Irymple Av ST KILDA 3182 (REI)

3 | 2 | 2

Agent Comments

Price: $1,870,000
Method: Sold Before Auction
Date: 26/11/2025
Property Type: House (Res)



76 Alexandra St ST KILDA EAST 3183 (REI/VG)

3 | 2 | 2

Agent Comments

Price: $1,780,000
Method: Sold Before Auction
Date: 23/10/2025
Property Type: House (Res)
Land Size: 425 sqm approx



8 Jervois St ST KILDA EAST 3183 (REI/VG)

3 | 1 | 1

Agent Comments

Price: $1,815,000
Method: Private Sale
Date: 30/09/2025
Property Type: House (Res)
Land Size: 255 sqm approx

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

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