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	4/8 St Leonards Avenue, St Kilda Vic 3182

Indicative selling price

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

Single price $395,000

Median sale price

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

Period - From 01/01/2025 to 31/12/2025 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	401/70 Queens Rd MELBOURNE 3004	$403,000	13/01/2026
2	P11/3-5 St Kilda Rd ST KILDA 3182	$410,000	05/01/2026
3	10/8 St Leonards Av ST KILDA 3182	$393,000	31/08/2025

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: 27/01/2026 11:24

4/8 St Leonards Avenue, St Kilda Vic 3182



Property Type:
Agent Comments

Indicative Selling Price
$395,000
Median Unit Price
Year ending December 2025: $515,000

Comparable Properties



401/70 Queens Rd MELBOURNE 3004 (REI/VG)

1 1 1

Price: $403,000
Method: Private Sale
Date: 13/01/2026
Property Type: Apartment

Agent Comments



P11/3-5 St Kilda Rd ST KILDA 3182 (REI)

1 1 1

Price: $410,000
Method: Private Sale
Date: 05/01/2026
Property Type: Apartment

Agent Comments



10/8 St Leonards Av ST KILDA 3182 (REI/VG)

1 1 1

Price: $393,000
Method: Private Sale
Date: 31/08/2025
Property Type: Apartment

Agent Comments

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

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