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	11 Farmer Street, St Kilda Vic 3182

Indicative selling price

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

Range between $1,550,000 & $1,625,000

Median sale price

Median price $1,700,000 Property Type House Suburb St Kilda

Period - From 01/04/2025 to 31/03/2026 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	92 Pakington St ST KILDA 3182	$1,550,000	16/04/2026
2	45 Blanche St ST KILDA 3182	$1,593,000	21/02/2026
3	15 Quat Quatta Av RIPPONLEA 3185	$1,607,000	20/12/2025

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: 06/05/2026 11:15

11 Farmer Street, St Kilda Vic 3182

JellisCraig

Sam Hobbs
386445500
0404 164 444
samhobbs@jelliscraig.com.au



4 2 1

Property Type: House (Res)
Land Size: 410 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,625,000
Median House Price
Year ending March 2026: $1,700,000

Comparable Properties



92 Pakington St ST KILDA 3182 (REI)

4 2 1

Price: $1,550,000
Method: Private Sale
Date: 16/04/2026
Property Type: House (Res)

Agent Comments



45 Blanche St ST KILDA 3182 (REI/VG)

3 2 3

Price: $1,593,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 285 sqm approx

Agent Comments



15 Quat Quatta Av RIPPONLEA 3185 (REI/VG)

3 2 2

Price: $1,607,000
Method: Private Sale
Date: 20/12/2025
Property Type: House (Res)
Land Size: 340 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8644 5500

REIV THE DIFFERENCE

propertydata .com.au

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