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	11/76-80 Grey Street, St Kilda Vic 3182

Indicative selling price

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

Single price $727,500

Median sale price

Median price $522,500 Property Type Unit Suburb St Kilda

Period - From 29/04/2025 to 28/04/2026 Source Property Data

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	15/311 Carlisle St BALACLAVA 3183	$725,000	10/04/2026
2	5/55 Mitford St ELWOOD 3184	$720,000	26/03/2026
3	4/3 Tennyson St ELWOOD 3184	$730,000	09/03/2026

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: 29/04/2026 13:50

11/76-80 Grey Street, St Kilda Vic 3182



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$727,500
Median Unit Price
29/04/2025 - 28/04/2026: $522,500

Comparable Properties



15/311 Carlisle St BALACLAVA 3183 (REI)

2 1 1

Price: $725,000
Method: Sold Before Auction
Date: 10/04/2026
Property Type: Apartment

Agent Comments



5/55 Mitford St ELWOOD 3184 (REI)

2 1 1

Price: $720,000
Method: Sold Before Auction
Date: 26/03/2026
Property Type: Apartment

Agent Comments



4/3 Tennyson St ELWOOD 3184 (REI/VG)

2 1 1

Price: $730,000
Method: Private Sale
Date: 09/03/2026
Property Type: Apartment

Agent Comments

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

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