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	13/41 RAGLAN STREET ST KILDA EAST VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$360,000	&	$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	St Kilda East
Period-from	01 Jul 2025	to	30 Jun 2026	Source	Cotality

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 6 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
11/77 WESTBURY STREET ST KILDA EAST VIC 3183	$370,000	05-Mar-26
6/12 KIPLING STREET ST KILDA VIC 3182	$380,000	20-Feb-26
4/100 WESTBURY STREET BALACLAVA VIC 3183	$367,500	17-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 22 July 2026

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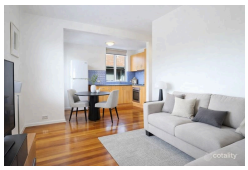

11/77 WESTBURY STREET ST KILDA EAST VIC 3183

1 1 1

Sold Price **$370,000** Sold Date **05-Mar-26**

Distance **0.2km**



6/12 KIPLING STREET ST KILDA VIC 3182

1 1 1

Sold Price **$380,000** Sold Date **20-Feb-26**

Distance **0.35km**



4/100 WESTBURY STREET BALACLAVA VIC 3183

1 1 1

Sold Price **$367,500** Sold Date **17-Mar-26**

Distance **0.4km**

RS = Recent sale **UN** = Undisclosed Sale

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