Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the E*state Agents Act 1980***

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 1/6 PILLEY STREET, ST KILDA EAST, VIC 3183 |

## Indicative selling price

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

| | |
|---|---|
| Price Range: | $1,000,000 to $1,100,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $597,500 | Property type | Unit | Suburb | ST KILDA EAST |
| Period | 01 January 2026 to 31 March 2026 | Source | pricefinder | | |

## Comparable property sales

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 |
|---|---|---|
| 2/7 ARDOCH AVE, ST KILDA EAST, VIC 3183 | $1,200,000 | 04/12/2025 |
| 7/7 ARDOCH AVE, ST KILDA EAST, VIC 3183 | $1,075,000 | 18/12/2025 |
| 12/60 CARLISLE ST, ST KILDA, VIC 3182 | $1,100,000 | 24/02/2026 |

This Statement of Information was prepared on: 02/06/2026