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	49/10 Acland Street, St Kilda VIC 3182

Indicative selling price

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

Range between $395,000 & $430,000

Median sale price

Median price $516,500 Property Type Unit Suburb St Kilda

Period - From 04/08/2024 to 02/02/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
306/8 James Street Windsor VIC 3181	$425,000	19/12/2024
220/9 Commercial Road Melbourne VIC 3004	$405,000	19/12/2024
129 Fitzroy Street St Kilda VIC 3182	$390,000	24/01/2025

This Statement of Information was prepared on: 04/02/2025