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	1 Pilley Street, St Kilda East Vic 3183

Indicative selling price

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

Range between $1,750,000 & $1,900,000

Median sale price

Median price $1,600,000 Property Type House Suburb St Kilda East

Period - From 01/01/2025 to 31/03/2025 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	21 Wavenhoe Av ST KILDA EAST 3183	$1,800,500	06/04/2025
2	22 Balaclava Rd ST KILDA EAST 3183	$1,990,000	24/01/2025
3	61 Norwood Rd CAULFIELD NORTH 3161	$1,920,000	07/12/2024

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: 02/06/2025 10:31

1 Pilley Street, St Kilda East Vic 3183



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,750,000 - $1,900,000
Median House Price
March quarter 2025: $1,600,000

Comparable Properties



21 Wavenhoe Av ST KILDA EAST 3183 (REI)

3 2 3

Price: $1,800,500
Method: Private Sale
Date: 06/04/2025
Property Type: House (Res)

Agent Comments



22 Balaclava Rd ST KILDA EAST 3183 (REI)

3 2 2

Price: $1,990,000
Method: Private Sale
Date: 24/01/2025
Property Type: House

Agent Comments



61 Norwood Rd CAULFIELD NORTH 3161 (REI/VG)

4 2 1

Price: $1,920,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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