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	6/8 Queen Street, St Kilda East VIC 3183

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $580,000 Property Type Unit Suburb St Kilda East

Period - From 09/04/2025 to 08/10/2025 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 six 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
38/53 Balaclava Road St Kilda East VIC 3183	$515,000	23/08/2025
6/23 Gourlay Street Balaclava VIC 3183	$542,000	02/09/2025
13/5 Lansdowne Rd ST KILDA EAST 3183 VIC	$550,000	25/08/2025

This Statement of Information was prepared on: 09/10/2025