

# 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

5/33 Brighton Road, St Kilda VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$675,000

&

\$725,000

### Median sale price

Median price

Property Type

Suburb

Period - From

06/09/2025

to

04/03/2026

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 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
8/86 Blessington Street St Kilda VIC 3182	\$700,000	01/12/2025
3/1A Dickens Street Elwood VIC 3184	\$722,000	08/12/2025
3/161 Brighton Road Elwood VIC 3184	\$685,000	14/12/2025

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales record (if any), did not provide a median sale price that met the requirements of section 47AF(2)(b) of the Estate Agents Act 1980

This Statement of Information was prepared on:

06/03/2026