

# 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

1/20 Loch Street, St Kilda West Vic 3182

### Indicative selling price

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

Single price \$699,000

### Median sale price

Median price \$638,500

Property Type Unit

Suburb St Kilda West

Period - From 01/07/2025

to 30/09/2025

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	1/43 Dalgety St ST KILDA 3182	\$660,000	24/10/2025
2	5/4 Seisman PI PORT MELBOURNE 3207	\$685,000	22/09/2025
3	107/49 Beach St PORT MELBOURNE 3207	\$695,000	24/08/2025

**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:

22/12/2025 11:20

Iliass Okaf  
03 8644 5500  
0481 797 691  
iliassokaf@jelliscraig.com.au



1 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$699,000

**Median Unit Price**

September quarter 2025: \$638,500

## Comparable Properties



**1/43 Dalgety St ST KILDA 3182 (REI)**

Agent Comments

1 1 -

**Price:** \$660,000

**Method:** Sold Before Auction

**Date:** 24/10/2025

**Property Type:** Apartment



**5/4 Seisman PI PORT MELBOURNE 3207 (REI)**

Agent Comments

1 1 1

**Price:** \$685,000

**Method:** Private Sale

**Date:** 22/09/2025

**Property Type:** Apartment



**107/49 Beach St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$695,000

**Method:** Private Sale

**Date:** 24/08/2025

**Property Type:** Apartment

**Land Size:** 72.50 sqm approx

Account - Jellis Craig | P: 03 8644 5500