

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

38/10 ACLAND STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2025

to

28 Feb 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 6 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

12/98 PARK STREET ST KILDA WEST VIC 3182	\$493,000	02-Dec-25
3/37 EILDON ROAD ST KILDA VIC 3182	\$488,000	01-Nov-25
7/37 EILDON ROAD ST KILDA VIC 3182	\$488,000	05-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 10 March 2026

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12/98 PARK STREET ST KILDA WEST VIC 3182

1 1 4

Sold Price **\$493,000** Sold Date **02-Dec-25**

Distance **0.85km**



3/37 EILDON ROAD ST KILDA VIC 3182

1 1 1

Sold Price **\$488,000** Sold Date **01-Nov-25**

Distance **0.31km**



7/37 EILDON ROAD ST KILDA VIC 3182

1 1 1

Sold Price ^{RS} **\$488,000** Sold Date **05-Dec-25**

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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