

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

30 Queen Street, St Kilda East VIC 3183

Indicative selling price

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

Single price

\$1,395,000

Median sale price

Median price

\$1,660,000

Property Type

House

Suburb

St Kilda East

Period - From

23/08/2025

to

22/02/2026

Source

pdol

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 Evelyn St, St Kilda East Vic	\$1,301,000	21/02/2026
9 Rockbrook Rd, St Kilda East Vic	\$1,310,000	31/08/2025
36 Gibbs St, Balaclava Vic	\$1,350,000	30/09/2025

This Statement of Information was prepared on:

23/02/2026