

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

45 Raglan Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,701,500 Property Type House Suburb St Kilda East

Period - From 01/10/2025 to 31/12/2025 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	36 Prentice St ST KILDA EAST 3183	\$1,080,000	17/12/2025
2	27 Jervois St ST KILDA EAST 3183	\$1,127,000	03/10/2025
3	5 Linton St BALACLAVA 3183	\$1,175,000	01/10/2025

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:

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

December quarter 2025: \$1,701,500



 2  1  1

Property Type: House

Land Size: 292 sqm approx

Agent Comments

Comparable Properties



36 Prentice St ST KILDA EAST 3183 (VG)

Agent Comments

 2  -  -

Price: \$1,080,000

Method: Sale

Date: 17/12/2025

Property Type: House (Res)

Land Size: 240 sqm approx



27 Jervois St ST KILDA EAST 3183 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,127,000

Method: Private Sale

Date: 03/10/2025

Property Type: House (Res)

Land Size: 166 sqm approx



5 Linton St BALACLAVA 3183 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,175,000

Method: Sold Before Auction

Date: 01/10/2025

Property Type: House (Res)

Land Size: 198 sqm approx

Account - The Agency Victoria | P: 03 8578 0388



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