

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 39 Jervois Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,678,000 Property Type House Suburb St Kilda East

Period - From 28/01/2025 to 27/01/2026 Source Property Data

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	15 Quat Quatta Av RIPPONLEA 3185	\$1,607,000	19/01/2026
2	5 Malakoff St ST KILDA EAST 3183	\$1,600,000	28/11/2025
3	2a Alfred St PRAHRAN 3181	\$1,620,000	25/11/2025

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: 28/01/2026 17:10



 3
  3
  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

28/01/2025 - 27/01/2026: \$1,678,000

Comparable Properties



15 Quat Quatta Av RIPPONLEA 3185 (REI)

Agent Comments

 3
  2
  2

Price: \$1,607,000

Method: Private Sale

Date: 19/01/2026

Property Type: House

Land Size: 340 sqm approx



5 Malakoff St ST KILDA EAST 3183 (REI)

Agent Comments

 3
  2
  1

Price: \$1,600,000

Method: Private Sale

Date: 28/11/2025

Property Type: House (Res)



2a Alfred St PRAHRAN 3181 (REI)

Agent Comments

 3
  2
  2

Price: \$1,620,000

Method: Private Sale

Date: 25/11/2025

Property Type: Townhouse (Single)

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372