

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

11 Somerset Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,760,000

Property Type

House

Suburb

St Kilda

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	5/252 Barkly St ST KILDA 3182	\$1,159,000	22/11/2025
2	2/15 Hyland St SOUTH YARRA 3141	\$1,260,000	12/11/2025
3	19a Rosamond St BALACLAVA 3183	\$1,200,000	18/10/2025

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:

17/03/2026 09:54

11 Somerset Street, St Kilda Vic 3182



 2  2  1

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 121 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
December quarter 2025: \$1,760,000

Comparable Properties



5/252 Barkly St ST KILDA 3182 (REI/VG)

[Agent Comments](#)

 2  1  1

Price: \$1,159,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)



2/15 Hyland St SOUTH YARRA 3141 (REI/VG)

[Agent Comments](#)

 2  2  -

Price: \$1,260,000
Method: Private Sale
Date: 12/11/2025
Property Type: Townhouse (Res)



19a Rosamond St BALACLAVA 3183 (REI/VG)

[Agent Comments](#)

 2  2  2

Price: \$1,200,000
Method: Private Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 141 sqm approx

Account - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666



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