

# 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

7/5 Bundalohn Court, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$395,000 & \$430,000

### Median sale price

Median price \$505,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2024 to 30/09/2025 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	21/130 Alma Rd ST KILDA EAST 3183	\$420,000	19/12/2025
2	11/24 Tennyson St ELWOOD 3184	\$420,000	26/11/2025
3	2/86 Park St ST KILDA WEST 3182	\$422,000	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:

22/12/2025 20:17



 1  
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**Rooms:** 2

**Property Type:**

Flat/Unit/Apartment (Res)

**Land Size:** 814.835 sqm approx

Agent Comments

**Indicative Selling Price**

\$395,000 - \$430,000

**Median Unit Price**

Year ending September 2025: \$505,000

## Comparable Properties



21/130 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

 1  
  1  
  1

**Price:** \$420,000

**Method:** Private Sale

**Date:** 19/12/2025

**Property Type:** Apartment



11/24 Tennyson St ELWOOD 3184 (REI)

Agent Comments

 1  
  1  
  1

**Price:** \$420,000

**Method:** Private Sale

**Date:** 26/11/2025

**Property Type:** Unit



2/86 Park St ST KILDA WEST 3182 (REI)

Agent Comments

 1  
  1  
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**Price:** \$422,000

**Method:** Private Sale

**Date:** 25/11/2025

**Property Type:** Apartment

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