

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

26 Myrtle Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

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 | 2 Wilgah St ST KILDA EAST 3183 | \$1,410,000 | 27/02/2026 |
| 2 | 8 Evelyn St ST KILDA EAST 3183 | \$1,301,000 | 21/02/2026 |
| 3 | 36 Gibbs St BALACLAVA 3183 | \$1,350,000 | 30/09/2025 |

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:

01/03/2026 17:53



Rooms: 5
Property Type: House
Land Size: 311.799 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 December quarter 2025: \$1,701,500

Comparable Properties



2 Wilgah St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$1,410,000
Method: Sold Before Auction
Date: 27/02/2026
Property Type: House (Res)
Land Size: 283 sqm approx



8 Evelyn St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$1,301,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 275 sqm approx



36 Gibbs St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$1,350,000
Method: Sold Before Auction
Date: 30/09/2025
Property Type: House (Res)
Land Size: 217 sqm approx

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