

# 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 5/20 Loch Avenue, St Kilda East Vic 3183

### Indicative selling price

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

Range between \$280,000 & \$308,000

### Median sale price

Median price \$600,000 Property Type Unit 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	9/20 Loch Av ST KILDA EAST 3183	\$305,000	07/01/2026
2	7/27 Seymour Rd ELSTERNWICK 3185	\$290,000	21/11/2025
3	9/126 Inkerman St ST KILDA 3182	\$305,500	02/10/2025

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: 26/02/2026 19:33



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**Property Type:** Strata Unit/Flat  
**Land Size:** 40 sqm approx

**Agent Comments**

Positioned on the ground floor of a boutique block, this north-facing apartment combines convenience, car parking, and outstanding investment appeal in one of St Kilda East's most connected pockets.

**Indicative Selling Price**  
 \$280,000 - \$308,000

**Median Unit Price**  
 December quarter 2025: \$600,000

## Comparable Properties



9/20 Loch Av ST KILDA EAST 3183 (REI/VG)

Agent Comments

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**Price:** \$305,000  
**Method:** Private Sale  
**Date:** 07/01/2026  
**Rooms:** 3  
**Property Type:** Apartment



7/27 Seymour Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

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**Price:** \$290,000  
**Method:** Private Sale  
**Date:** 21/11/2025  
**Property Type:** Apartment



9/126 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments

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**Price:** \$305,500  
**Method:** Private Sale  
**Date:** 02/10/2025  
**Property Type:** Apartment

Account - Thomson | P: 03 95098244 | F: 95009693



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