

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 Farmer Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

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	15 Quat Quatta Av RIPPONLEA 3185	\$1,607,000	20/12/2025
2	29 Charles St ST KILDA 3182	\$1,520,600	24/09/2025
3	47 Sycamore Gr BALACLAVA 3183	\$1,570,000	17/09/2025

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:

04/03/2026 11:48

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 4  2  1

Property Type: House
Land Size: 410 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
December quarter 2025: \$1,760,000

Comparable Properties



15 Quat Quatta Av RIPPONLEA 3185 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,607,000
Method: Private Sale
Date: 20/12/2025
Property Type: House (Res)
Land Size: 340 sqm approx



29 Charles St ST KILDA 3182 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$1,520,600
Method: Private Sale
Date: 24/09/2025
Property Type: House (Res)
Land Size: 774 sqm approx

47 Sycamore Gr BALACLAVA 3183 (VG)

[Agent Comments](#)

 3  -  -

Price: \$1,570,000
Method: Sale
Date: 17/09/2025
Property Type: House (Res)
Land Size: 388 sqm approx

Account - Jellis Craig | P: 03 8644 5500



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