

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 Farmer Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$990,000 & \$1,050,000

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	36 Prentice St ST KILDA EAST 3183	\$1,080,000	17/12/2025
2	117 Barkly St ST KILDA 3182	\$1,055,000	07/10/2025
3	66 Octavia St ST KILDA 3182	\$1,005,000	06/09/2025

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: 16/02/2026 17:07

7 Farmer Street, St Kilda Vic 3182



 2  1  1

Rooms: 4
Property Type: House (Res)
Land Size: 214 sqm approx
Agent Comments

Indicative Selling Price
\$990,000 - \$1,050,000
Median House Price
December quarter 2025: \$1,760,000

Comparable Properties



36 Prentice St ST KILDA EAST 3183 (VG)

Agent Comments

 2  -  -

Price: \$1,080,000
Method: Sale
Date: 17/12/2025
Property Type: House (Res)
Land Size: 240 sqm approx



117 Barkly St ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  3

Price: \$1,055,000
Method: Private Sale
Date: 07/10/2025
Property Type: House
Land Size: 182 sqm approx



66 Octavia St ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,005,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 193 sqm approx

Account - Buxton



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