

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

1 Rockbrook Road, St Kilda East VIC 3183

Indicative selling price

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

Single price

\$2,530,000

Median sale price

Median price

\$1,660,000

Property Type

House

Suburb

St Kilda East

Period - From

01/09/2025

to

28/02/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|--------------------------------------|-------------|--------------|
| 159 Glen Eira Rd, ST KILDA EAST Vic | \$2,320,000 | 24/09/2025 |
| 10 Chaddesley Av, St Kilda East Vic | \$2,400,000 | 27/11/2025 |
| 14 St Aubins Av, Caulfield North Vic | \$2,475,000 | 16/11/2025 |

This Statement of Information was prepared on:

01/03/2026