

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

10/16 MITFORD STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

4/18 SPRAY STREET ELWOOD VIC 3184	\$420,000	08-Aug-25
7/18 SPRAY STREET ELWOOD VIC 3184	\$445,000	19-Jul-25
2/130 INKERMAN STREET ST KILDA VIC 3182	\$420,000	04-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 11 September 2025



4/18 SPRAY STREET ELWOOD VIC 3184 Sold Price **\$420,000** Sold Date **08-Aug-25**

 1  1  1

Distance **1.66km**



7/18 SPRAY STREET ELWOOD VIC 3184 Sold Price **\$445,000** Sold Date **19-Jul-25**

 1  1  1

Distance **1.66km**



2/130 INKERMEN STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$420,000** ^{UN} Sold Date **04-Aug-25**

 1  1  1

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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