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	32/12 Clyde Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between \$425,000	&	\$465,000
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Median sale price

Median price	\$505,000	Pro	perty Type	Unit		Suburb	St Kilda
Period - From	01/10/2024	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	27/87 Alma Rd ST KILDA EAST 3183	\$450,000	26/09/2025
2	6/38 York St ST KILDA WEST 3182	\$440,000	18/09/2025
3	10/14 Deakin St ST KILDA WEST 3182	\$460,000	09/08/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/10/2025 10:43









Property Type: Apartment Agent Comments

Indicative Selling Price \$425,000 - \$465,000 Median Unit Price Year ending September 2025: \$505,000

Comparable Properties



27/87 Alma Rd ST KILDA EAST 3183 (REI)

1

4

2

Price: \$450,000 Method: Private Sale Date: 26/09/2025

Property Type: Apartment

Agent Comments



6/38 York St ST KILDA WEST 3182 (REI/VG)

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Agent Comments

Price: \$440,000 Method: Private Sale Date: 18/09/2025

Property Type: Apartment



10/14 Deakin St ST KILDA WEST 3182 (REI/VG)

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1

3

Price: \$460,000 Method: Auction Sale Date: 09/08/2025

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



