

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

14/27-31 Herbert Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$920,000

Median sale price

Median price \$509,000

Property Type Unit

Suburb St Kilda

Period - From 01/07/2025

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	Price	Date of sale
1	1/20a Albion St BALACLAVA 3183	\$917,500	11/10/2025
2	10a The Avenue BALACLAVA 3183	\$905,000	13/09/2025
3	15/149 Fitzroy St ST KILDA 3182	\$912,500	08/09/2025

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:

21/10/2025 09:32



2
 1
 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$920,000

Median Unit Price

September quarter 2025: \$509,000

Comparable Properties



1/20a Albion St BALACLAVA 3183 (REI)

Agent Comments

2
 1
 1

Price: \$917,500

Method: Auction Sale

Date: 11/10/2025

Property Type: Apartment



10a The Avenue BALACLAVA 3183 (REI)

Agent Comments

2
 1
 1

Price: \$905,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Townhouse (Res)



15/149 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

2
 1
 1

Price: \$912,500

Method: Private Sale

Date: 08/09/2025

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140