

# 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

12/51 Acland Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$630,000

### Median sale price

Median price \$520,000 Property Type Unit Suburb St Kilda

Period - From 21/05/2025 to 20/05/2026 Source Property Data

### 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 | 2/44 Eildon Rd ST KILDA 3182   | \$595,000 | 03/05/2026   |
| 2 | 21/7 Eildon Rd ST KILDA 3182   | \$650,000 | 13/04/2026   |
| 3 | 1/33 Neptune St ST KILDA 3182  | \$635,000 | 23/12/2025   |

**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:

21/05/2026 10:25



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$580,000 - \$630,000

**Median Unit Price**

21/05/2025 - 20/05/2026: \$520,000

## Comparable Properties



**2/44 Eildon Rd ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$595,000

**Method:** Private Sale

**Date:** 03/05/2026

**Property Type:** Apartment



**21/7 Eildon Rd ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$650,000

**Method:** Private Sale

**Date:** 13/04/2026

**Property Type:** Apartment



**1/33 Neptune St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$635,000

**Method:** Private Sale

**Date:** 23/12/2025

**Property Type:** Apartment

**Land Size:** 303 sqm approx

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