

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

2/44 EILDON ROAD 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

\$595,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2025

to

31 Mar 2026

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

9/41 EILDON ROAD ST KILDA VIC 3182	\$645,000	30-Oct-25
12/20 CHARNWOOD ROAD ST KILDA VIC 3182	\$700,000	25-Mar-26
1/2A FOSTER STREET ST KILDA VIC 3182	\$615,000	07-Nov-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: 09 April 2026

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9/41 EILDON ROAD ST KILDA VIC 3182

Sold Price **\$645,000** Sold Date **30-Oct-25**

2 1 1

Distance **0.03km**

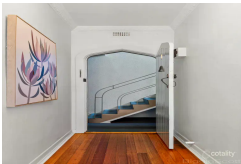


12/20 CHARNWOOD ROAD ST KILDA VIC 3182

Sold Price ^{RS} **\$700,000** Sold Date **25-Mar-26**

2 1 -

Distance **0.7km**



1/2A FOSTER STREET ST KILDA VIC 3182

Sold Price **\$615,000** Sold Date **07-Nov-25**

2 1 1

Distance **0.78km**

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

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