

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

57 Octavia Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,650,000

&

\$1,800,000

Median sale price

Median price \$1,725,000

Property Type House

Suburb St Kilda

Period - From 01/01/2025

to

31/12/2025

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	23 Mitchell St ST KILDA 3182	\$1,660,000	08/10/2025
2	29 Bath St ST KILDA 3182	\$1,700,000	08/10/2025
3	19 Lambeth Pl ST KILDA 3182	\$1,770,000	02/10/2025

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:

28/01/2026 11:16



3 1 2

Property Type: House (Res)
Land Size: 310 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,800,000
Median House Price
Year ending December 2025: \$1,725,000

Comparable Properties



23 Mitchell St ST KILDA 3182 (REI/VG)

Agent Comments

3 1 2

Price: \$1,660,000
Method: Sold Before Auction
Date: 08/10/2025
Property Type: House (Res)
Land Size: 292 sqm approx



29 Bath St ST KILDA 3182 (REI/VG)

Agent Comments

3 1 1

Price: \$1,700,000
Method: Private Sale
Date: 08/10/2025
Property Type: House (Res)
Land Size: 249 sqm approx



19 Lambeth PI ST KILDA 3182 (REI/VG)

Agent Comments

3 2 2

Price: \$1,770,000
Method: Sold Before Auction
Date: 02/10/2025
Property Type: House (Res)
Land Size: 220 sqm approx

Account - Marshall White | P: 03 9822 9999