

# 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

7 Wordsworth 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

\$1,250,000

&

\$1,350,000

### Median sale price

Median price

\$1,725,000

Property Type

House

Suburb

St Kilda

Period - From

16/09/2025

to

14/03/2026

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
56 Milton St, Elwood Vic	\$1,300,000	11/12/2025
76 Argyle St, St Kilda Vic	\$1,302,000	11/11/2025
37 Shelley St, Elwood Vic	\$1,350,000	20/12/2025

This Statement of Information was prepared on:

16/03/2026