

# 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

7/52 Clyde 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 \$420,000 & \$450,000

### Median sale price

Median price \$545,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2026 to 31/03/2026 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	7/27 Avoca Av ELWOOD 3184	\$430,000	28/02/2026
2	12/102 Park St ST KILDA WEST 3182	\$420,000	18/02/2026
3	6/146 St Kilda Rd ST KILDA 3182	\$420,000	17/02/2026

**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:

13/04/2026 15:11



1   1   1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$420,000 - \$450,000

**Median Unit Price**

March quarter 2026: \$545,000

## Comparable Properties



**7/27 Avoca Av ELWOOD 3184 (REI)**

Agent Comments

1   1   1

**Price:** \$430,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** Apartment



**12/102 Park St ST KILDA WEST 3182 (VG)**

Agent Comments

1   -   -

**Price:** \$420,000

**Method:** Sale

**Date:** 18/02/2026

**Property Type:** Strata Unit/Flat



**6/146 St Kilda Rd ST KILDA 3182 (VG)**

Agent Comments

1   -   -

**Price:** \$420,000

**Method:** Sale

**Date:** 17/02/2026

**Property Type:** Subdivided Unit/Villa/Townhouse - Single OYO Unit