

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

10 Clyde Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,670,000

Property Type House

Suburb St Kilda

Period - From 01/01/2025

to

31/03/2025

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	58 Clyde St ST KILDA 3182	\$1,900,000	08/05/2025
2	45 Mason Av ELWOOD 3184	\$1,780,000	22/02/2025
3			

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:

15/05/2025 09:39



3 2 2

Rooms: 4

Property Type: House (Res)

Land Size: 215 sqm approx

Agent Comments

Comparable Properties



58 Clyde St ST KILDA 3182 (REI)

Agent Comments

3 2 -

Price: \$1,900,000

Method: Auction Sale

Date: 08/05/2025

Property Type: House (Res)



45 Mason Av ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

Price: \$1,780,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 228 sqm approx

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.