

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

8/18 PRINCES STREET 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2025

to

30 Apr 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

12/18 PRINCES STREET ST KILDA VIC 3182	\$720,000	30-Sep-25
20/145 FITZROY STREET ST KILDA VIC 3182	\$705,000	05-May-26
8/14A CHAPEL STREET ST KILDA VIC 3182	\$710,000	23-Jan-26

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: 20 May 2026

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**12/18 PRINCES STREET ST KILDA
VIC 3182**

Sold Price

\$720,000

Sold Date **30-Sep-25**

 2  1  1

Distance

0km



**20/145 FITZROY STREET ST KILDA
VIC 3182**

Sold Price

^{RS} **\$705,000** ^{UN}

Sold Date **05-May-26**

 2  1  1

Distance

0.27km



**8/14A CHAPEL STREET ST KILDA
VIC 3182**

Sold Price

\$710,000

Sold Date **23-Jan-26**

 2  1  1

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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