

# 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

31 Neptune 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 \$1,190,000 & \$1,250,000

### Median sale price

Median price \$1,700,000 Property Type House Suburb St Kilda

Period - From 01/04/2025 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 | 16 Camden St BALACLAVA 3183    | \$1,235,000 | 29/11/2025   |
| 2 | 5 Mary St WINDSOR 3181         | \$1,227,000 | 23/10/2025   |
| 3 | 19a Rosamond St BALACLAVA 3183 | \$1,200,000 | 18/10/2025   |

**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:

14/04/2026 12:32



**Rooms:** 4  
**Property Type:** House  
**Land Size:** 144.139 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,190,000 - \$1,250,000  
**Median House Price**  
 Year ending March 2026: \$1,700,000

## Comparable Properties

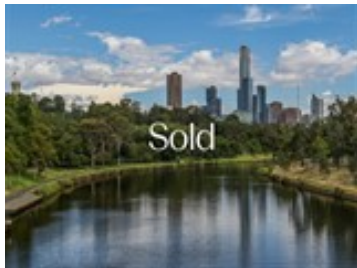


**16 Camden St BALACLAVA 3183 (REI/VG)**

Agent Comments



**Price:** \$1,235,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 161 sqm approx



**5 Mary St WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$1,227,000  
**Method:** Private Sale  
**Date:** 23/10/2025  
**Property Type:** House (Res)  
**Land Size:** 148 sqm approx



**19a Rosamond St BALACLAVA 3183 (REI/VG)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 18/10/2025  
**Property Type:** House (Res)  
**Land Size:** 141 sqm approx

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