

# 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

27 Havelock 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)

Single price \$1,650,000

### Median sale price

Median price \$1,760,000

Property Type House

Suburb St Kilda

Period - From 01/10/2025

to 31/12/2025

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	5 Malakoff St ST KILDA EAST 3183	\$1,600,000	28/11/2025
2	52 Nightingale St BALACLAVA 3183	\$1,600,000	13/09/2025
3	58 Rosamond St BALACLAVA 3183	\$1,590,000	23/08/2025

**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:

16/02/2026 08:23



 3   
  2   
  1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,650,000

**Median House Price**

December quarter 2025: \$1,760,000

## Comparable Properties



**5 Malakoff St ST KILDA EAST 3183 (REI/VG)**

Agent Comments

 3   
  2   
  1

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 28/11/2025

**Property Type:** House (Res)

**Land Size:** 135 sqm approx



**52 Nightingale St BALACLAVA 3183 (REI/VG)**

Agent Comments

 3   
  2   
  1

**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** House (Res)

**Land Size:** 150 sqm approx



**58 Rosamond St BALACLAVA 3183 (REI/VG)**

Agent Comments

 3   
  2   
  1

**Price:** \$1,590,000

**Method:** Auction Sale

**Date:** 23/08/2025

**Property Type:** House (Res)

**Land Size:** 189 sqm approx

Account - Jellis Craig | P: 03 8644 5500



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