

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
14a Irymple Avenue, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,600,000 & \$1,750,000

Median sale price

Median price \$1,600,000 Property Type House Suburb St Kilda
Period - From 01/10/2024 to 30/09/2025 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	59 Broadway ELWOOD 3184	\$1,781,000	17/10/2025
2	52 Nightingale St BALACLAVA 3183	\$1,600,000	13/09/2025
3	13 Atkinson Cl WINDSOR 3181	\$1,590,000	19/06/2025

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:

21/11/2025 14:39

Sam Hobbs
386445500
0404 164 444
samhobbs@jelliscraig.com.au



3



2



2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

Year ending September 2025: \$1,600,000

Comparable Properties



59 Broadway ELWOOD 3184 (REI)



3



2



2

Agent Comments

Price: \$1,781,000

Method: Private Sale

Date: 17/10/2025

Property Type: Townhouse (Res)



52 Nightingale St BALACLAVA 3183 (REI/VG)



3



2



1

Agent Comments

Price: \$1,600,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 150 sqm approx



13 Atkinson Cl WINDSOR 3181 (REI/VG)



3



2



2

Agent Comments

Price: \$1,590,000

Method: Sold Before Auction

Date: 19/06/2025

Property Type: House (Res)

Land Size: 153 sqm approx

Account - Jellis Craig | P: 03 8644 5500