

# 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](http://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 CI 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



 3  2  2

**Property Type:** House

Agent Comments

## Comparable Properties



**59 Broadway ELWOOD 3184 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,781,000

**Method:** Private Sale

**Date:** 17/10/2025

**Property Type:** Townhouse (Res)



**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



**13 Atkinson CI WINDSOR 3181 (REI/VG)**

Agent Comments

 3  2  2

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

**Method:** Sold Before Auction

**Date:** 19/06/2025

**Property Type:** House (Res)

**Land Size:** 153 sqm approx