

## 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

9/44 WATERLOO CRESCENT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$725,000

&

\$765,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2025

to

31 Mar 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

202D/8 BLANCHE STREET ST KILDA VIC 3182	\$740,000	18-Feb-26
4/17-19 ST LEONARDS AVENUE ST KILDA VIC 3182	\$750,000	02-Mar-26
1/10 CARLISLE STREET ST KILDA VIC 3182	\$790,000	05-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: 11 April 2026



**202D/8 BLANCHE STREET ST  
KILDA VIC 3182**

2 1 1

Sold Price

**\$740,000**

Sold Date

**18-Feb-26**

Distance

**0.27km**



**4/17-19 ST LEONARDS AVENUE ST  
KILDA VIC 3182**

2 1 1

Sold Price

**\$750,000**

Sold Date

**02-Mar-26**

Distance

**0.43km**



**1/10 CARLISLE STREET ST KILDA  
VIC 3182**

2 2 2

Sold Price

**\$790,000**

Sold Date

**05-Jan-26**

Distance

**0.53km**

RS = Recent sale

UN = Undisclosed Sale

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