

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

2/25 Vale Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$845,000

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

St Kilda

Period - From

04/09/2025

to

03/09/2026

Source

Property Data

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	9/8 Bluff Av ELWOOD 3184	\$860,000	11/07/2026
2	2/70 Glen Huntly Rd ELWOOD 3184	\$845,000	13/06/2026
3			

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:

04/09/2026 12:16



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$845,000

Median Unit Price

04/09/2025 - 03/09/2026: \$530,000

Comparable Properties



9/8 Bluff Av ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$860,000

Method: Private Sale

Date: 11/07/2026

Property Type: Apartment



2/70 Glen Huntly Rd ELWOOD 3184 (REI/VG)

Agent Comments

 2  1  1

Price: \$845,000

Method: Auction Sale

Date: 13/06/2026

Property Type: Apartment

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.

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372