

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

13/2 GOATHLANDS STREET ST KILDA EAST VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$298,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Jun 2025

to

31 May 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

11/45 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$346,500	05-Dec-25
2/6 CARDIGAN STREET ST KILDA EAST VIC 3183	\$305,000	12-Dec-25
7/46 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$340,000	03-Dec-25

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: 01 June 2026



**11/45 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

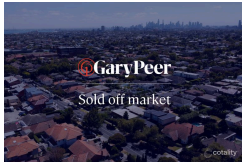
 2
  1
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Sold Price

\$346,500

Sold Date **05-Dec-25**

Distance **0.53km**



**2/6 CARDIGAN STREET ST KILDA
EAST VIC 3183**

 1
  1
  1

Sold Price

\$305,000

Sold Date **12-Dec-25**

Distance **0.54km**



**7/46 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

 1
  1
  1

Sold Price

\$340,000

Sold Date **03-Dec-25**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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