

# 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

17a Loch Street, St Kilda West 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

\$2,100,000

&

\$2,310,000

### Median sale price

Median price

\$2,120,000

Property Type

House

Suburb

St Kilda West

Period - From

11/09/2024

to

10/03/2025

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
340 Canterbury Rd, St Kilda West Vic	\$2,120,000	20/09/2024
179 Ashworth St, Middle Park Vic	\$2,550,000	18/09/2024

This Statement of Information was prepared on:

12/03/2025