

# 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 6/170 St Kilda Road, 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 \$600,000 & \$660,000

### Median sale price

Median price \$528,000 Property Type Unit Suburb St Kilda

Period - From 07/02/2024 to 06/02/2025 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	1709/3-5 St Kilda Rd ST KILDA 3182	\$650,000	22/10/2024
2	2108/3-5 St Kilda Rd ST KILDA 3182	\$645,000	11/10/2024
3	602/6 St Kilda Rd ST KILDA 3182	\$600,000	11/09/2024

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: 07/02/2025 10:35



**Property Type:** Subdivided  
Unit/Villa/Townhouse - Single OYO  
Unit

Agent Comments

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Unit Price**  
07/02/2024 - 06/02/2025: \$528,000

## Comparable Properties



1709/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 22/10/2024  
**Property Type:** Apartment



2108/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments



**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 11/10/2024  
**Property Type:** Apartment



602/6 St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 11/09/2024  
**Property Type:** Unit

Account - Whitefox Real Estate | P: 96459699



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