

## 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

6/24-26 ROBE STREET 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

\$900,000

&

\$980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Flats

Suburb

St Kilda

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

1/18 PRINCES STREET ST KILDA VIC 3182	\$950,000	17-Oct-24
1/10A MITFORD STREET ST KILDA VIC 3182	\$917,500	07-Jan-25
56/151 FITZROY STREET ST KILDA VIC 3182	\$945,000	30-Nov-24

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.~~

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**1/18 PRINCES STREET ST KILDA  
 VIC 3182**

3 1 1

Sold Price **\$950,000** Sold Date **17-Oct-24**

Distance **0.63km**



**1/10A MITFORD STREET ST KILDA  
 VIC 3182**

2 1 -

Sold Price <sup>RS</sup> **\$917,500** Sold Date **07-Jan-25**

Distance **0.84km**



**56/151 FITZROY STREET ST KILDA  
 VIC 3182**

3 1 1

Sold Price <sup>RS</sup> **\$945,000** <sup>UN</sup> Sold Date **30-Nov-24**

Distance **0.51km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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