

## 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

806/101 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$518,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2023

to

31 Oct 2024

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

304/181-185 ST KILDA ROAD ST KILDA VIC 3182	\$575,000	07-Jul-24
405/25-29 ALMA ROAD ST KILDA VIC 3182	\$580,000	05-Aug-24
1203/101 ST KILDA ROAD ST KILDA VIC 3182	\$600,000	15-Jul-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.~~

This Statement of Information was prepared on: 29 November 2024

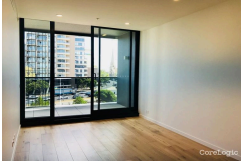


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**304/181-185 ST KILDA ROAD ST KILDA VIC 3182** Sold Price **\$575,000** Sold Date **07-Jul-24**  
 Distance **0.13km**

2 2 1



**405/25-29 ALMA ROAD ST KILDA VIC 3182** Sold Price **\$580,000** Sold Date **05-Aug-24**  
 Distance **0.19km**

2 2 1



**1203/101 ST KILDA ROAD ST KILDA VIC 3182** Sold Price **\$600,000** Sold Date **15-Jul-24**  
 Distance **0km**

2 2 1

RS = Recent sale      UN = Undisclosed Sale

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