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

1003/3-5 ST KILDA ROAD ST KILDA VIC 3182

Indicative selling price

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

Single Price	ange veen \$370,000	&	\$400,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$495,000	Prop	erty type Unit		Suburb	St Kilda	
Period-from	01 Nov 2024	to	31 Oct 2	2025	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	
109/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$375,000	13-Oct-25	
18/32 FITZROY STREET ST KILDA VIC 3182	\$395,000	30-Sep-25	
6/2 ROBE STREET ST KILDA VIC 3182	\$400,000	04-Jun-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: 19 November 2025

