

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

107/3-5 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

or range
between

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$493,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2024

to

30 Sep 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

301/109 INKERMAN STREET ST KILDA VIC 3182	\$440,000	28-Sep-25
1805/605 ST KILDA ROAD MELBOURNE VIC 3004	\$450,000	20-Jun-25
817/31 GRATTAN STREET PRAHRAN VIC 3181	\$452,000	22-Apr-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: 07 October 2025



**301/109 INKERMANN STREET ST
KILDA VIC 3182**

 1  1  -

Sold Price ^{RS} **\$440,000** ^{UN} Sold Date **28-Sep-25**

Distance **0.73km**

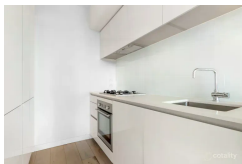


**1805/605 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$450,000** Sold Date **20-Jun-25**

Distance **0.91km**



**817/31 GRATTAN STREET
PRAHRAN VIC 3181**

 1  1  1

Sold Price **\$452,000** Sold Date **22-Apr-25**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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