

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

11/17 ROBE STREET 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

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

6/2 ROBE STREET ST KILDA VIC 3182	\$400,000	04-Jun-25
6/298 ST KILDA ROAD ST KILDA VIC 3182	\$400,000	07-Apr-25
14/8 ST LEONARDS AVENUE ST KILDA VIC 3182	\$430,000	26-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: 06 October 2025



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6/2 ROBE STREET ST KILDA VIC 3182

Sold Price

\$400,000

Sold Date **04-Jun-25**

1 1 1

Distance **0.06km**



6/298 ST KILDA ROAD ST KILDA VIC 3182

Sold Price

Sold Date **07-Apr-25**

1 1 1

Distance **0.76km**



14/8 ST LEONARDS AVENUE ST KILDA VIC 3182

Sold Price

\$430,000

Sold Date **26-Apr-25**

1 1 1

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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