Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	
Including suburb and	1201/3-5 St Kilda Road, St Kilda, VIC 3182
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$780,000	&	\$840,000
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Median sale price

Median price	\$611,500		Property Typ	Apart	ment	Suburb	St Kilda (3182)
Period - From	01/11/2024	to	31/10/2025	Source	REA		

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
201/55 WELLINGTON STREET, ST KILDA VIC 3182	\$815,000	20/09/2025
L3 314/499 ST KILDA ROAD, MELBOURNE VIC 3004	\$820,000	21/10/2025
116/181 Fitzroy Street, St Kilda, Vic 3182	\$780,000	28/10/2025

This Statement of Information was prepared on: 13/	11/2025
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