

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

2/86 Park Street, St Kilda West Vic 3182

Indicative selling price

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

Range between

\$399,999

&

\$429,999

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

St Kilda West

Period - From

01/10/2024

to

30/09/2025

Source

REIV

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 six 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
1	4/22 Inkerman St ST KILDA 3182	\$405,000	06/10/2025
2	8/48 Dalgety St ST KILDA 3182	\$425,000	05/09/2025
3	102/2 Chaucer St ST KILDA 3182	\$400,000	29/08/2025

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 six months.~~

This Statement of Information was prepared on:

10/10/2025 13:31



1 1 1

Property Type:

Agent Comments

Indicative Selling Price

\$399,999 - \$429,999

Median Unit Price

Year ending September 2025: \$550,000

Comparable Properties



4/22 Inkerman St ST KILDA 3182 (REI)

Agent Comments

1 1 -

Price: \$405,000

Method: Private Sale

Date: 06/10/2025

Property Type: Apartment



8/48 Dalgety St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$425,000

Method: Private Sale

Date: 05/09/2025

Property Type: Apartment



102/2 Chaucer St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$400,000

Method: Private Sale

Date: 29/08/2025

Property Type: Apartment

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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