

## 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

201/181-185 ST KILDA ROAD ST KILDA VIC 3182

### Indicative selling price

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

Single Price

\$297,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

209/181-185 ST KILDA ROAD ST KILDA VIC 3182	\$365,000	17-Apr-25
213/181-185 ST KILDA ROAD ST KILDA VIC 3182	\$300,000	13-May-25
215/181-185 ST KILDA ROAD ST KILDA VIC 3182	\$320,000	17-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: 14 July 2025

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**209/181-185 ST KILDA ROAD ST  
KILDA VIC 3182**

1 1 1

Sold Price **\$365,000** Sold Date **17-Apr-25**

Distance **0km**

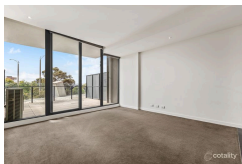


**213/181-185 ST KILDA ROAD ST  
KILDA VIC 3182**

1 1 1

Sold Price **\$300,000** Sold Date **13-May-25**

Distance **0km**



**215/181-185 ST KILDA ROAD ST  
KILDA VIC 3182**

1 1 1

Sold Price **\$320,000** Sold Date **17-Apr-25**

Distance **0km**



**501/181-185 ST KILDA ROAD ST  
KILDA VIC 3182**

1 1 1

Sold Price **\$350,000** Sold Date **16-Aug-24**

Distance **0km**



**512/181-185 ST KILDA ROAD ST  
KILDA VIC 3182**

1 1 1

Sold Price **\$305,000** Sold Date **25-Jun-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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