Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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	104/181-185 St Kilda Road, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between \$500,000	&	\$550,000
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Median sale price

Median price	\$505,000	Pro	perty Type	Unit		Suburb	St Kilda
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

Add	dress of comparable property	Price	Date of sale
1	704/610 St Kilda Rd MELBOURNE 3004	\$540,000	02/10/2025
2	74/604 St Kilda Rd MELBOURNE 3004	\$530,000	25/07/2025
3	G04/60 Wellington St ST KILDA 3182	\$508,000	11/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/10/2025 11:43









Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** Year ending September 2025: \$505,000

Comparable Properties



704/610 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

Price: \$540,000 Method: Private Sale Date: 02/10/2025

Property Type: Apartment

74/604 St Kilda Rd MELBOURNE 3004 (REI/VG)

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Agent Comments

Price: \$530,000 Method: Private Sale Date: 25/07/2025

Property Type: Apartment



G04/60 Wellington St ST KILDA 3182 (REI/VG)

Price: \$508,000 Method: Private Sale Date: 11/07/2025

Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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