

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

204/2 Princes Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$512,000 Property Type Unit Suburb St Kilda

Period - From 01/12/2024 to 30/11/2025 Source Property Data

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	304/109 Inkerman St ST KILDA 3182	\$578,000	06/11/2025
2	38/632 St Kilda Rd MELBOURNE 3004	\$600,000	08/09/2025
3	107/13 Wellington St ST KILDA 3182	\$595,000	25/08/2025

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:

01/12/2025 16:02



2 2 1

Property Type: Subdivided Flat -
Single OYO Flat
Agent Comments

Indicative Selling Price
\$540,000 - \$580,000
Median Unit Price
01/12/2024 - 30/11/2025: \$512,000

Comparable Properties



304/109 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments

2 2 1

Price: \$578,000
Method: Sold Before Auction
Date: 06/11/2025
Property Type: Apartment



38/632 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 1

Price: \$600,000
Method: Private Sale
Date: 08/09/2025
Property Type: Apartment



107/13 Wellington St ST KILDA 3182 (REI/VG)

Agent Comments

2 2 1

Price: \$595,000
Method: Private Sale
Date: 25/08/2025
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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