

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

208/2 PRINCES STREET ST KILDA VIC 3182

Indicative selling price

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

Single Price

or range
between

\$375,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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

205/18 GREY STREET ST KILDA VIC 3182	\$410,000	01-May-26
17/52 FITZROY STREET ST KILDA VIC 3182	\$425,500	14-Apr-26
705/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$400,000	27-Mar-26

OR

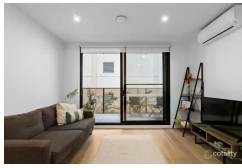
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 May 2026

McGrath Brighton

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**205/18 GREY STREET ST KILDA
VIC 3182**

Sold Price

RS

\$410,000

Sold Date

01-May-26

1

1

-

Distance

0.33km

**17/52 FITZROY STREET ST KILDA
VIC 3182**

Sold Price

RS

\$425,500

Sold Date

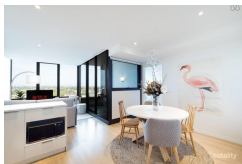
14-Apr-26

1

1

2

Distance

0.45km

**705/3-5 ST KILDA ROAD ST KILDA
VIC 3182**

Sold Price

RS

\$400,000

Sold Date

27-Mar-26

1

1

1

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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