

# 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

212/181 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)

Single price

\$310,000

### Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/01/2024

to

31/12/2024

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	11/23 Irwell St ST KILDA 3182	\$305,000	23/12/2024
2	203/135 Inkerman St ST KILDA 3182	\$310,000	20/12/2024
3	805/568 St Kilda Rd MELBOURNE 3004	\$300,000	02/08/2024

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:

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Indicative Selling Price  
\$310,000

Median Unit Price  
Year ending December 2024: \$520,000



1 bed 1 bath 0 car

Property Type: Apartment  
Agent Comments

Comparable Properties



11/23 Irwell St ST KILDA 3182 (REI)

Agent Comments

1 bed 1 bath - car

Price: \$305,000  
Method: Private Sale  
Date: 23/12/2024  
Property Type: Apartment



203/135 Inkerman St ST KILDA 3182 (REI)

Agent Comments

1 bed 1 bath - car

Price: \$310,000  
Method: Private Sale  
Date: 20/12/2024  
Property Type: Apartment



805/568 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

1 bed - bath - car

Price: \$300,000  
Method: Sale  
Date: 02/08/2024  
Property Type: Subdivided Flat - Single OYO Flat

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