

## 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

3/20 YORK STREET ST KILDA WEST VIC 3182

### Indicative selling price

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

Single Price

or range  
between

\$850,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

St Kilda West

Period-from

01 Dec 2024

to

30 Nov 2025

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

6/75 PARK STREET ST KILDA WEST VIC 3182	\$860,000	04-Oct-25
3/9 MARLTON CRESCENT ST KILDA VIC 3182	\$902,000	03-Dec-25
1/223 PAGE STREET MIDDLE PARK VIC 3206	\$850,000	21-Jun-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: 19 December 2025

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**6/75 PARK STREET ST KILDA  
 WEST VIC 3182**

2 1 1

Sold Price **\$860,000** Sold Date **04-Oct-25**

Distance **0.19km**



**3/9 MARLTON CRESCENT ST  
 KILDA VIC 3182**

2 1 -

Sold Price <sup>RS</sup> **\$902,000** <sup>UN</sup> Sold Date **03-Dec-25**

Distance **1.62km**



**1/223 PAGE STREET MIDDLE PARK  
 VIC 3206**

2 1 -

Sold Price **\$850,000** Sold Date **21-Jun-25**

Distance **0.81km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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