

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

309C/3 GREEVES 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2024

to

31 Oct 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

306A/33 INKERMAN STREET ST KILDA VIC 3182	\$550,000	27-Oct-25
302/72 ACLAND STREET ST KILDA VIC 3182	\$500,000	17-Sep-25
204/181-185 ST KILDA ROAD ST KILDA VIC 3182	\$545,000	07-Nov-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: 12 November 2025

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**306A/33 INKERMEN STREET ST
KILDA VIC 3182**

Sold Price

^{RS} **\$550,000** Sold Date **27-Oct-25**

 2  2  1

Distance **0km**



**302/72 ACLAND STREET ST KILDA
VIC 3182**

Sold Price

\$500,000 Sold Date **17-Sep-25**

 1  1  1

Distance **0.42km**



**204/181-185 ST KILDA ROAD ST
KILDA VIC 3182**

Sold Price

^{RS} **\$545,000** Sold Date **07-Nov-25**

 2  2  1

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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