

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

4/24-26 ROBE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$493,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2024

to

30 Sep 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
2/26 DICKENS STREET ELWOOD VIC 3184	\$875,000	30-Apr-25
9/360 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$928,000	06-May-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: 31 October 2025

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

2 1 1

Sold Price ^{RS} **\$860,000** Sold Date **04-Oct-25**

Distance **1.1km**

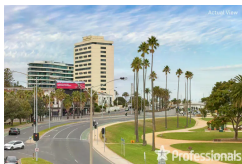


**2/26 DICKENS STREET ELWOOD
VIC 3184**

2 1 1

Sold Price **\$875,000** Sold Date **30-Apr-25**

Distance **1.07km**



**9/360 BEACONSFIELD PARADE ST
KILDA WEST VIC 3182**

2 1 1

Sold Price **\$928,000** Sold Date **06-May-25**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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