#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	5/4 Gurner Street, St Kilda Vic 3182
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,0
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#### Median sale price

Median price	\$505,000	Pro	perty Type U	nit		Suburb	St Kilda
Period - From	01/10/2024	to	30/09/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	6/23 Gourlay St BALACLAVA 3183	\$542,000	02/09/2025
2	5/193 Fitzroy St ST KILDA 3182	\$525,000	26/08/2025
3	6/55 Alexandra St ST KILDA EAST 3183	\$540,000	25/08/2025

#### OR

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

This Statement of Information was prepared on:	15/10/2025 15:38













Property Type: Strata Flat - Single

OYO Flat

**Agent Comments** 

**Indicative Selling Price** \$500,000 - \$550,000 **Median Unit Price** Year ending September 2025: \$505,000

## Comparable Properties



6/23 Gourlay St BALACLAVA 3183 (REI)







Price: \$542,000

Method: Sold Before Auction

Date: 02/09/2025

Property Type: Apartment

**Agent Comments** 



5/193 Fitzroy St ST KILDA 3182 (REI/VG)

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**Agent Comments** 

Price: \$525,000 Method: Private Sale Date: 26/08/2025

Property Type: Apartment



6/55 Alexandra St ST KILDA EAST 3183 (REI/VG)



Price: \$540,000 Method: Private Sale Date: 25/08/2025

Property Type: Apartment

**Agent Comments** 

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



