### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	offered	for sale
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Address Including suburb and	501/196 St Kilda Road, St Kilda Vic 3182
postcode	

#### Indicative selling price

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

Single price \$595,000

#### Median sale price

Median price \$509,000	Property Type	Jnit	Suburb	St Kilda
Period - From 01/07/2025	to 30/09/2025	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

Address of comparable property		Price	Date of sale
1	19/73 Queens Rd MELBOURNE 3004	\$605,000	30/09/2025
2	91/632 St Kilda Rd MELBOURNE 3004	\$580,000	26/08/2025
3	107/13 Wellington St ST KILDA 3182	\$595,000	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:	17/10/2025 16:28





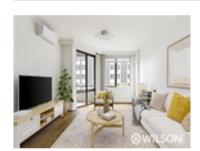




Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$595,000 **Median Unit Price** September quarter 2025: \$509,000

## Comparable Properties



19/73 Queens Rd MELBOURNE 3004 (REI)

Price: \$605,000 Method: Private Sale Date: 30/09/2025

Property Type: Apartment

**Agent Comments** 



91/632 St Kilda Rd MELBOURNE 3004 (REI)

**Agent Comments** 

Price: \$580.000 Method: Private Sale Date: 26/08/2025

Property Type: Apartment



107/13 Wellington St ST KILDA 3182 (REI/VG)

Price: \$595,000 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



