

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

605/101 ST KILDA ROAD 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2024

to

31 Aug 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

806/101 ST KILDA ROAD ST KILDA VIC 3182	\$550,000	29-May-25
209/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$560,000	16-Jul-25
604/181-185 ST KILDA ROAD ST KILDA VIC 3182	\$578,000	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: 30 September 2025

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806/101 ST KILDA ROAD ST KILDA VIC 3182 Sold Price **\$550,000** Sold Date **29-May-25**

 2  2  1

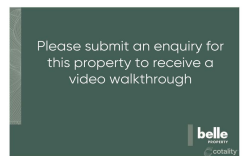
Distance **0km**



209/3-5 ST KILDA ROAD ST KILDA VIC 3182 Sold Price **\$560,000** Sold Date **16-Jul-25**

 2  1  1

Distance **0.11km**



604/181-185 ST KILDA ROAD ST KILDA VIC 3182 Sold Price **\$578,000** Sold Date **06-May-25**

 2  2  1

Distance **0.13km**

RS = Recent sale UN = Undisclosed Sale

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