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

702/101 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 \$360,000 & \$390,000	Single Price		or range between	\$360,000	&	\$390,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$503,000	Prope	erty type	Unit		Suburb	St Kilda
Period-from	01 Aug 2024	to	31 Jul 2	025	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
201/200-202 ST KILDA ROAD ST KILDA VIC 3182	\$370,000	02-Jun-25
14/45 WELLINGTON STREET ST KILDA VIC 3182	\$385,000	21-Feb-25
508A/33 INKERMAN STREET ST KILDA VIC 3182	\$380,000	11-Mar-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: 20 August 2025





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201/200-202 ST KILDA ROAD ST KILDA VIC 3182

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Sold Price

\$370,000 Sold Date 02-Jun-25

Distance

0.29km



14/45 WELLINGTON STREET ST KILDA VIC 3182

Sold Price

\$385,000 Sold Date 21-Feb-25

Distance

508A/33 INKERMAN STREET ST

Sold Price

\$380,000 Sold Date

11-Mar-25

0.42km

Distance 0.59km

KILDA VIC 3182

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RS = Recent sale UN = Undisclosed Sale

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