

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

71/3 Alfred Square, St Kilda Vic 3182

Indicative selling price

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

Range between

\$800,000

&

\$830,000

Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/07/2025

to

30/06/2026

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	Price	Date of sale
1	1/16 St Leonards Av ST KILDA 3182	\$828,000	31/08/2026
2	9/167 Fitzroy St ST KILDA 3182	\$830,000	28/08/2026
3	5/95 Addison St ELWOOD 3184	\$830,000	30/03/2026

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 six months.~~

This Statement of Information was prepared on:

24/09/2026 08:43



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$800,000 - \$830,000

Median Unit Price

Year ending June 2026: \$535,000

Comparable Properties



1/16 St Leonards Av ST KILDA 3182 (REI)

Agent Comments

2
 1
 1

Price: \$828,000

Method: Private Sale

Date: 31/08/2026

Property Type: Apartment



9/167 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

2
 1
 1

Price: \$830,000

Method: Private Sale

Date: 28/08/2026

Property Type: Apartment



5/95 Addison St ELWOOD 3184 (REI)

Agent Comments

2
 1
 1

Price: \$830,000

Method: Private Sale

Date: 30/03/2026

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336