

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

710/3-5 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2024

to

30 Sep 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

214/181 FITZROY STREET ST KILDA VIC 3182	\$590,000	15-Aug-25
803/605 ST KILDA ROAD MELBOURNE VIC 3004	\$600,000	12-May-25
310/25-29 ALMA ROAD ST KILDA VIC 3182	\$625,000	01-Sep-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: 02 October 2025

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**214/181 FITZROY STREET ST KILDA
VIC 3182**

Sold Price

^{RS} **\$590,000** Sold Date **15-Aug-25**

2 1 1

Distance **0.19km**



**803/605 ST KILDA ROAD
MELBOURNE VIC 3004**

Sold Price

\$600,000 Sold Date **12-May-25**

2 1 1

Distance **0.91km**



**310/25-29 ALMA ROAD ST KILDA
VIC 3182**

Sold Price

^{RS} **\$625,000** ^{UN} Sold Date **01-Sep-25**

2 2 1

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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