

## 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

806/181-185 ST KILDA ROAD ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$349,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$504,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

|  |           |           |
|--|-----------|-----------|
| 103/78 INKERMANN STREET ST KILDA VIC 3182  | \$400,000 | 25-Feb-25 |
| 206/60 WELLINGTON STREET ST KILDA VIC 3182 | \$400,000 | 05-Dec-24 |
| 14/45 WELLINGTON STREET ST KILDA VIC 3182  | \$385,000 | 21-Feb-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: 05 May 2025

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**103/78 INKERMANN STREET ST  
KILDA VIC 3182**

1 1 1

Sold Price

**\$400,000** Sold Date **25-Feb-25**Distance **0.34km****206/60 WELLINGTON STREET ST  
KILDA VIC 3182**

1 1 1

Sold Price

Sold Date **05-Dec-24**Distance **0.48km****14/45 WELLINGTON STREET ST  
KILDA VIC 3182**

1 1 1

Sold Price

**\$385,000** Sold Date **21-Feb-25**Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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