

# 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

9/5 Robe Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$530,000

Property Type Unit

Suburb St Kilda

Period - From 25/08/2025

to

24/08/2026

Source Property Data

### 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 | 4/12 Blessington St ST KILDA 3182 | \$1,150,000 | 01/07/2026   |
| 2 | 10B/171 Fitzroy St ST KILDA 3182  | \$1,215,000 | 11/05/2026   |
| 3 | 4/86 Alma Rd ST KILDA 3182        | \$960,000   | 22/04/2026   |

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:

25/08/2026 11:58



2   
 1   
 1

Property Type: Apartment

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median Unit Price**

25/08/2025 - 24/08/2026: \$530,000

## Comparable Properties



4/12 Blessington St ST KILDA 3182 (VG)

Agent Comments

2   
 -   
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**Price:** \$1,150,000

**Method:** Sale

**Date:** 01/07/2026

**Property Type:** Subdivided Flat - Single OYO Flat



10B/171 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

2   
 2   
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**Price:** \$1,215,000

**Method:** Private Sale

**Date:** 11/05/2026

**Property Type:** Apartment



4/86 Alma Rd ST KILDA 3182 (REI/VG)

Agent Comments

2   
 1   
 1

**Price:** \$960,000

**Method:** Private Sale

**Date:** 22/04/2026

**Property Type:** Apartment

Account - Jellis Craig | P: 03 9194 1200