

## 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

G10/3-5 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

or range  
between

\$550,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2023

to

30 Nov 2024

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 1404/6 ST KILDA ROAD ST KILDA VIC 3182  | \$525,000 | 04-Oct-24 |
| 205/196 ST KILDA ROAD ST KILDA VIC 3182 | \$560,000 | 19-Jun-24 |
| 5/70 BARKLY STREET ST KILDA VIC 3182    | \$600,000 | 24-Jun-24 |

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: 12 December 2024



**1404/6 ST KILDA ROAD ST KILDA  
VIC 3182**

Sold Price

**\$525,000**

Sold Date

**04-Oct-24**

 2

 1

 1

Distance

**0.23km**



**205/196 ST KILDA ROAD ST KILDA  
VIC 3182**

Sold Price

**\$560,000**

Sold Date

**19-Jun-24**

 2

 1

 1

Distance

**0.4km**



**5/70 BARKLY STREET ST KILDA  
VIC 3182**

Sold Price

**\$600,000**

Sold Date

**24-Jun-24**

 2

 1

 1

Distance

**0.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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