

# 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

9/10 Gurner 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 \$350,000 & \$385,000

### Median sale price

Median price \$521,000 Property Type Unit Suburb St Kilda

Period - From 01/04/2025 to 31/03/2026 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 | 1003/3-5 St Kilda Rd ST KILDA 3182 | \$360,000 | 06/01/2026   |
| 2 | 4/41 Park St ST KILDA WEST 3182    | \$357,000 | 13/12/2025   |
| 3 | 7/1 Woonsocket Ct ST KILDA 3182    | \$355,000 | 13/11/2025   |

**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.~~

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**Indicative Selling Price**  
 \$350,000 - \$385,000

**Median Unit Price**

Year ending March 2026: \$521,000



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**1003/3-5 St Kilda Rd ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$360,000

**Method:** Private Sale

**Date:** 06/01/2026

**Property Type:** Apartment



**4/41 Park St ST KILDA WEST 3182 (REI/VG)**

Agent Comments



**Price:** \$357,000

**Method:** Private Sale

**Date:** 13/12/2025

**Property Type:** Apartment



**7/1 Woonsocket Ct ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$355,000

**Method:** Private Sale

**Date:** 13/11/2025

**Property Type:** Apartment

Account - Lynchs Real Estate | P: 03 9555 1911



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