

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$545,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2026 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	14/14-16 Fitzroy St ST KILDA 3182	\$345,000	09/04/2026
2	5/93 Argyle St ST KILDA 3182	\$360,000	25/03/2026
3	1003/3-5 St Kilda Rd ST KILDA 3182	\$360,000	06/01/2026

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:

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1 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

March quarter 2026: \$545,000

Comparable Properties



14/14-16 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

1 1 -

Price: \$345,000

Method: Private Sale

Date: 09/04/2026

Property Type: Apartment



5/93 Argyle St ST KILDA 3182 (VG)

Agent Comments

1 - -

Price: \$360,000

Method: Sale

Date: 25/03/2026

Property Type: Strata Unit/Flat



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

Agent Comments

1 1 -

Price: \$360,000

Method: Private Sale

Date: 06/01/2026

Property Type: Apartment

Account - Lynchs Real Estate | P: 03 9555 1911



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