

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1401/3-5 St Kilda Road, St Kilda, VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$800,000

&

\$838,000

Median sale price

Median price

\$511,750

Property Type

Apartment

Suburb

St Kilda (3182)

Period - From

01/06/2025

to

31/05/2026

Source

REA

Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|---------------------------------------------|-----------|--------------|
| 202/35 WELLINGTON STREET, ST KILDA VIC 3182 | \$830,000 | 09/05/2026 |
| 305/63 ACLAND STREET, ST KILDA VIC 3182 | \$800,000 | 09/06/2026 |
| 12/2 MADDOCK STREET, WINDSOR VIC 3181 | \$815,000 | 23/01/2026 |

This Statement of Information was prepared on: 16/06/2026