

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

405/13 Wellington Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$400,000

 &

\$440,000

Median sale price

Median price

\$535,000

 Property Type

Unit

 Suburb

St Kilda

Period - From

01/10/2025

 to

31/12/2025

 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	111/131 Acland St ST KILDA 3182	\$415,000	20/03/2026
2	313/9 Commercial Rd MELBOURNE 3004	\$400,000	17/03/2026
3	313/78 Inkerman St ST KILDA 3182	\$415,000	17/03/2026

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:

31/03/2026 10:33

405/13 Wellington Street, St Kilda Vic 3182



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

December quarter 2025: \$535,000

Comparable Properties



111/131 Acland St ST KILDA 3182 (REI)

Agent Comments

 1  1  1

Price: \$415,000

Method: Private Sale

Date: 20/03/2026

Property Type: Apartment



313/9 Commercial Rd MELBOURNE 3004 (REI)

Agent Comments

 1  1  1

Price: \$400,000

Method: Private Sale

Date: 17/03/2026

Property Type: Apartment



313/78 Inkerman St ST KILDA 3182 (REI)

Agent Comments

 1  1  1

Price: \$415,000

Method: Private Sale

Date: 17/03/2026

Property Type: Apartment

Account - McGrath South Yarra



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