

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

3/10 Gurner Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$528,000

Property Type

Unit

Suburb

St Kilda

Period - From

12/03/2024

to

11/03/2025

Source

Property Data

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	18/40 Upton Rd WINDSOR 3181	\$504,000	05/03/2025
2	5/40 Gourlay St BALACLAVA 3183	\$460,000	06/02/2025
3	13/55 Alexandra St ST KILDA EAST 3183	\$500,000	08/10/2024

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:

12/03/2025 00:15



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
12/03/2024 - 11/03/2025: \$528,000

Comparable Properties



18/40 Upton Rd WINDSOR 3181 (REI)

Agent Comments

2 1 -

Price: \$504,000
Method: Private Sale
Date: 05/03/2025
Property Type: Apartment
Land Size: 72 sqm approx



5/40 Gourlay St BALACLAVA 3183 (REI)

Agent Comments

2 1 -

Price: \$460,000
Method: Private Sale
Date: 06/02/2025
Property Type: Apartment



13/55 Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 -

Price: \$500,000
Method: Private Sale
Date: 08/10/2024
Property Type: Apartment