

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

204/200-202 ST KILDA ROAD ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

6/12 KIPLING STREET ST KILDA VIC 3182	\$380,000	20-Feb-26
203/157 FITZROY STREET ST KILDA VIC 3182	\$412,500	23-Oct-25
32/12 CLYDE STREET ST KILDA VIC 3182	\$415,000	19-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 06 March 2026



6/12 KIPLING STREET ST KILDA VIC 3182

 1  1  1

Sold Price

^{RS}

\$380,000

Sold Date

20-Feb-26

Distance

0.44km



203/157 FITZROY STREET ST KILDA VIC 3182

 1  1  1

Sold Price

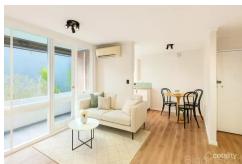
\$412,500

Sold Date

23-Oct-25

Distance

0.6km



32/12 CLYDE STREET ST KILDA VIC 3182

 1  1  1

Sold Price

\$415,000

Sold Date

19-Jan-26

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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