

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

21/107 PARK STREET ST KILDA WEST 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Jan 2025

to

31 Dec 2025

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

4/22 INKERMAN STREET ST KILDA VIC 3182	\$405,000	06-Oct-25
702/603 ST KILDA ROAD MELBOURNE VIC 3004	\$430,000	13-Oct-25
1C/12 MARINE PARADE ST KILDA VIC 3182	\$385,000	09-Dec-25

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: 27 January 2026



**4/22 INKERMAN STREET ST KILDA
VIC 3182**

Sold Price

^{RS} **\$405,000** ^{UN}

Sold Date **06-Oct-25**

1 1 -

Distance **1.54km**



**702/603 ST KILDA ROAD
MELBOURNE VIC 3004**

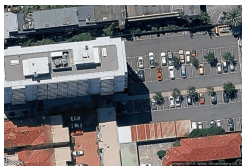
Sold Price

\$430,000

Sold Date **13-Oct-25**

1 1 -

Distance **1.36km**



**1C/12 MARINE PARADE ST KILDA
VIC 3182**

Sold Price

\$385,000

Sold Date **09-Dec-25**

1 1 -

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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