

## 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

18/170 ST KILDA ROAD ST KILDA VIC 3182

### Indicative selling price

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

Single Price

or range  
between

\$850,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2025

to

31 Aug 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 8/146 ST KILDA ROAD ST KILDA VIC 3182        | \$865,000 | 27-May-26 |
| 1101/181-185 ST KILDA ROAD ST KILDA VIC 3182 | \$862,000 | 18-Apr-26 |
| 21/628 ST KILDA ROAD MELBOURNE VIC 3004      | \$895,000 | 26-May-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: 10 September 2026



**8/146 ST KILDA ROAD ST KILDA  
VIC 3182**

 3  1  1

Sold Price

**\$865,000**

Sold Date **27-May-26**

Distance

**0.11km**



**1101/181-185 ST KILDA ROAD ST  
KILDA VIC 3182**

 2  2  2

Sold Price

**\$862,000**

Sold Date **18-Apr-26**

Distance

**0.12km**



**21/628 ST KILDA ROAD  
MELBOURNE VIC 3004**

 2  1  1

Sold Price

**\$895,000**

Sold Date **26-May-26**

Distance

**0.92km**

RS = Recent sale

UN = Undisclosed Sale

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