

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

208/2 PRINCES STREET 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

\$375,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2025

to

30 Apr 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

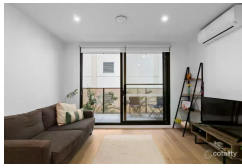
205/18 GREY STREET ST KILDA VIC 3182	\$410,000	01-May-26
17/52 FITZROY STREET ST KILDA VIC 3182	\$425,500	14-Apr-26
705/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$400,000	27-Mar-26

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: 15 May 2026

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**205/18 GREY STREET ST KILDA
 VIC 3182**

Sold Price

^{RS} **\$410,000**

Sold Date **01-May-26**

1 1 -

Distance **0.33km**



**17/52 FITZROY STREET ST KILDA
 VIC 3182**

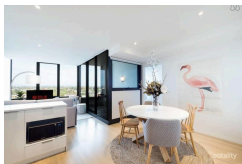
Sold Price

^{RS} **\$425,500**

Sold Date **14-Apr-26**

1 1 2

Distance **0.45km**



**705/3-5 ST KILDA ROAD ST KILDA
 VIC 3182**

Sold Price

^{RS} **\$400,000**

Sold Date **27-Mar-26**

1 1 1

Distance **0.17km**

RS = Recent sale **UN** = Undisclosed Sale

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