

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

12/76-80 GREY 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2025

to

31 May 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

4/44 ROBE STREET ST KILDA VIC 3182	\$607,000	30-Apr-26
10/41-43 ALMA ROAD ST KILDA VIC 3182	\$635,000	13-Dec-25
2/129-131 ARGYLE STREET ST KILDA VIC 3182	\$671,000	15-Apr-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: 11 June 2026

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4/44 ROBE STREET ST KILDA VIC 3182

2 1 2

Sold Price **\$607,000** Sold Date **30-Apr-26**

Distance **0.1km**



10/41-43 ALMA ROAD ST KILDA VIC 3182

2 1 2

Sold Price **\$635,000** Sold Date **13-Dec-25**

Distance **0.55km**



2/129-131 ARGYLE STREET ST KILDA VIC 3182

2 1 1

Sold Price **\$671,000** Sold Date **15-Apr-26**

Distance **0.82km**

RS = Recent sale UN = Undisclosed Sale

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