

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

102/101 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,225,000

Property type

House

Suburb

St Kilda

Period-from

01 Aug 2024

to

31 Jul 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

209/181-185 ST KILDA ROAD ST KILDA VIC 3182	\$330,000	24-Jul-25
102/173-177 BARKLY STREET ST KILDA VIC 3182	\$349,000	22-Jun-25
4/6 MARINE AVENUE ST KILDA VIC 3182	\$340,000	04-Apr-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: 29 August 2025

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**209/181-185 ST KILDA ROAD ST
KILDA VIC 3182**

 1  1  1

Sold Price **\$330,000** Sold Date **24-Jul-25**

Distance **0.13km**



**102/173-177 BARKLY STREET ST
KILDA VIC 3182**

 1  1  1

Sold Price **\$349,000** Sold Date **22-Jun-25**

Distance **0.93km**



**4/6 MARINE AVENUE ST KILDA
VIC 3182**

 1  1  1

Sold Price **\$340,000** Sold Date **04-Apr-25**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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