

## 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

4/30 WELLINGTON STREET 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

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

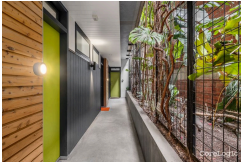
103/78 INKERMANN STREET ST KILDA VIC 3182	\$400,000	25-Feb-25
220/15 CLIFTON STREET PRAHRAN VIC 3181	\$390,000	23-May-25
9/35 FITZGERALD STREET SOUTH YARRA VIC 3141	\$405,000	18-Feb-25

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: 17 June 2025

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**103/78 INKERMAN STREET ST  
 KILDA VIC 3182**

1 1 1

Sold Price **\$400,000** Sold Date **25-Feb-25**

Distance **0.78km**



**220/15 CLIFTON STREET  
 PRAHRAN VIC 3181**

1 1 1

Sold Price <sup>RS</sup> **\$390,000** <sup>UN</sup> Sold Date **23-May-25**

Distance **1.06km**



**9/35 FITZGERALD STREET SOUTH  
 YARRA VIC 3141**

1 1 1

Sold Price **\$405,000** Sold Date **18-Feb-25**

Distance **1.78km**

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

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