

## 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

101/55 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

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

204/55 WELLINGTON STREET ST KILDA VIC 3182	\$816,000	28-Oct-25
104/35 WELLINGTON STREET ST KILDA VIC 3182	\$785,000	27-Feb-26
202/35 WELLINGTON STREET ST KILDA VIC 3182	\$830,000	09-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: 03 June 2026

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**204/55 WELLINGTON STREET ST  
 KILDA VIC 3182**

Sold Price **\$816,000** Sold Date **28-Oct-25**

2 2 1

Distance **0km**



**104/35 WELLINGTON STREET ST  
 KILDA VIC 3182**

Sold Price **\$785,000** Sold Date **27-Feb-26**

2 2 1

Distance **0.09km**



**202/35 WELLINGTON STREET ST  
 KILDA VIC 3182**

Sold Price <sup>RS</sup> **\$830,000** Sold Date **09-May-26**

2 2 2

Distance **0.09km**

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

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