

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

401/22 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

\$645,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$493,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2024

to

30 Sep 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

7/91 WELLINGTON STREET ST KILDA VIC 3182	645000	10-May-25
5/31 UPTON ROAD WINDSOR VIC 3181	625000	03-May-25
101/610 ST KILDA ROAD MELBOURNE VIC 3004	620000	13-Sep-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: 16 October 2025

7/91 WELLINGTON STREET ST
KILDA VIC 3182

Sold Price **645000** Sold Date **10-May-25**

 2 1 1

Distance 0.41km

5/31 UPTON ROAD WINDSOR VIC
3181

Sold Price **625000** Sold Date **03-May-25**

 2 1 1

Distance 0.58km

101/610 ST KILDA ROAD
MELBOURNE VIC 3004

Sold Price ^{RS} **620000** ^{UN} Sold Date **13-Sep-25**

 2  1  2

Distance 0.62km

RS = Recent sale UN = Undisclosed Sale

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