

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

106/2 PRINCES 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$503,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2024

to

31 Aug 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

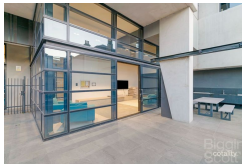
705/101 ST KILDA ROAD ST KILDA VIC 3182	\$513,000	16-Jun-25
206/2 PRINCES STREET ST KILDA VIC 3182	\$500,000	05-May-25
806/101 ST KILDA ROAD ST KILDA VIC 3182	\$550,000	29-May-25

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: 05 September 2025

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**705/101 ST KILDA ROAD ST KILDA
VIC 3182**

Sold Price

\$513,000

Sold Date

16-Jun-25

 2  2  1

Distance

0.25km



**206/2 PRINCES STREET ST KILDA
VIC 3182**

Sold Price

\$500,000

Sold Date

05-May-25

 2  2  1

Distance

0km



**806/101 ST KILDA ROAD ST KILDA
VIC 3182**

Sold Price

\$550,000

Sold Date

29-May-25

 2  2  1

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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