

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

806/181-185 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

\$349,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$504,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2024

to

30 Apr 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
206/60 WELLINGTON STREET ST KILDA VIC 3182	\$400,000	05-Dec-24
14/45 WELLINGTON STREET ST KILDA VIC 3182	\$385,000	21-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: 05 May 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

0.34km**206/60 WELLINGTON STREET ST
KILDA VIC 3182**

1 1 1

Sold Price

Sold Date

05-Dec-24

Distance

0.48km**14/45 WELLINGTON STREET ST
KILDA VIC 3182**

1 1 1

Sold Price

\$385,000

Sold Date

21-Feb-25

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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