

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2209/3-5 St Kilda Rd, St Kilda, VIC 3182
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$680,000	&	\$695,000
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Median sale price

Median price	\$601,250	Property Type	Apartment	Suburb	St Kilda (3182)
Period - From	01/07/2024	to	30/06/2025	Source	REA

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
22/23 MITFORD STREET, ST KILDA VIC 3182	\$685,000	09/05/2025
420/555 ST KILDA ROAD, MELBOURNE VIC 3004	\$680,000	15/04/2025
512/601 ST KILDA ROAD, MELBOURNE VIC 3004	\$685,000	08/04/2025

This Statement of Information was prepared on: 25/07/2025