

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

209/181-185 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$505,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2025 to 31/03/2025 Source REIV

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 six 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
1	102/12-18 Martin St ST KILDA 3182	\$350,000	26/06/2025
2	5/1a St Kilda Rd ST KILDA 3182	\$340,000	18/04/2025
3	215/181-185 St Kilda Rd ST KILDA 3182	\$320,000	11/04/2025

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 six months.~~

This Statement of Information was prepared on:

07/07/2025 11:57

209/181-185 St Kilda Road, St Kilda Vic 3182



Property Type: Subdivided Flat -
Single OYO Flat
Agent Comments

Indicative Selling Price
\$320,000 - \$350,000
Median Unit Price
March quarter 2025: \$505,000

Comparable Properties



102/12-18 Martin St ST KILDA 3182 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 26/06/2025
Property Type: Apartment



5/1a St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 18/04/2025
Property Type: Apartment
Land Size: 2343 sqm approx



215/181-185 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 11/04/2025
Property Type: Apartment

Account - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666



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