

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

1406/6 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

or range
between

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2024

to

31 May 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

808/6 ST KILDA ROAD ST KILDA VIC 3182

\$540,000

10-Jul-24

203/1A PEEL STREET WINDSOR VIC 3181

\$592,000

13-Mar-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: 25 June 2025

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**808/6 ST KILDA ROAD ST KILDA
VIC 3182**

Sold Price **\$540,000** Sold Date **10-Jul-24**
Distance **0km**

 2  2  1



**203/1A PEEL STREET WINDSOR
VIC 3181**

Sold Price **\$592,000** Sold Date **13-Mar-25**
Distance **0.23km**

 2  2  1

RS = Recent sale UN = Undisclosed Sale

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