Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	501/196 St Kilda Road, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$590,000	&	\$645,000
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Median sale price

Median price \$500,000	Pro	pperty Type Un	it		Suburb	St Kilda
Period - From 01/04/2025	to	30/06/2025	So	urce	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	101/69 Newry St WINDSOR 3181	\$620,000	13/05/2025
2	5/9-11 Vale St ST KILDA 3182	\$645,000	22/03/2025
3	201/3 Raglan St ST KILDA EAST 3183	\$625,000	19/03/2025

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:	05/08/2025 14:30
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Indicative Selling Price \$590,000 - \$645,000

June guarter 2025: \$500,000

Median Unit Price







Property Type:

Flat/Unit/Apartment (Res) Land Size: 121 sqm approx

Agent Comments

Vast Outdoor Living with Spectacular Views Across Melbourne: Commanding a rare 62sqm of north aspect private rooftop terrace, this modern 2 bed, 1 bath, 1 car apartment boasts panoramas from Port Phillip Bay to the Dandenong Ranges; a truly unique outdoor space for entertaining or unwinding.

Comparable Properties



101/69 Newry St WINDSOR 3181 (REI/VG)





Price: \$620.000 Method: Private Sale Date: 13/05/2025 Property Type: Unit

Agent Comments

Very similar floorplan but with less balcony space, natural light, and access to trams



5/9-11 Vale St ST KILDA 3182 (REI)





Price: \$645.000 Method: Auction Sale Date: 22/03/2025

Property Type: Apartment

Agent Comments

Renovated apartment nearby in St Kilda, with limited natural light and balcony space, but with more space for living and separate dining area



201/3 Ragian St ST KILDA EAST 3183 (REI/VG)





Price: \$625,000

Method: Sold Before Auction

Date: 19/03/2025

Property Type: Apartment

Agent Comments

This comparable property has a modern finish, but dramatically less outdoor space and natural light. It is positioned directly above the train line,

but not close to a station.

Account - Thomson | P: 03 95098244 | F: 95009693





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