

# 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

501/196 St Kilda Road, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$645,000

### Median sale price

Median price \$500,000 Property Type Unit Suburb St Kilda

Period - From 01/04/2025 to 30/06/2025 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	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



2  
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 1

**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.

**Indicative Selling Price**

\$590,000 - \$645,000

**Median Unit Price**

June quarter 2025: \$500,000

## Comparable Properties

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

2  
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 1

**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)**

2  
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 1

**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 Raglan St ST KILDA EAST 3183 (REI/VG)**

2  
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**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.