

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

2/146 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$390,000

&

\$429,000

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	2/52 Fitzroy St ST KILDA 3182	\$420,000	02/05/2025
2	11/k7 High St WINDSOR 3181	\$412,500	23/04/2025
3	9/44 Fitzroy St ST KILDA 3182	\$435,000	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:

09/07/2025 11:55



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$390,000 - \$429,000

Median Unit Price

June quarter 2025: \$500,000

Comparable Properties



2/52 Fitzroy St ST KILDA 3182 (VG)

Agent Comments

1
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Price: \$420,000

Method: Sale

Date: 02/05/2025

Property Type: Subdivided Flat - Single OYO Flat



11/k7 High St WINDSOR 3181 (REI)

Agent Comments

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Price: \$412,500

Method: Private Sale

Date: 23/04/2025

Property Type: Apartment



9/44 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$435,000

Method: Private Sale

Date: 11/04/2025

Property Type: Apartment

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433