

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

405/196 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2024

to

30 Jun 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

19/41-43 ALMA ROAD ST KILDA VIC 3182	\$630,000	06-Jan-25
27/4 VICTORIA STREET WINDSOR VIC 3181	\$660,000	05-Jun-24
205/196 ST KILDA ROAD ST KILDA VIC 3182	\$560,000	19-Jun-24

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: 07 July 2025



**19/41-43 ALMA ROAD ST KILDA
VIC 3182**

Sold Price

\$630,000

Sold Date

06-Jan-25

2

1

2

Distance

0.13km



**27/4 VICTORIA STREET WINDSOR
VIC 3181**

Sold Price

\$660,000

Sold Date

05-Jun-24

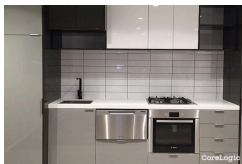
2

1

2

Distance

1.25km



**205/196 ST KILDA ROAD ST KILDA
VIC 3182**

Sold Price

\$560,000

Sold Date

19-Jun-24

2

1

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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