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	6/109 WELLINGTON STREET 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	$430,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	St Kilda
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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
21/69 WELLINGTON STREET ST KILDA VIC 3182	$451,250	11-Apr-25
14/151 FITZROY STREET ST KILDA VIC 3182	$460,000	05-Jun-25
27/87 ALMA ROAD ST KILDA EAST VIC 3183	$450,000	25-Sep-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: 30 September 2025

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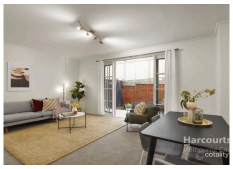
21/69 WELLINGTON STREET ST KILDA VIC 3182

1 1 1

Sold Price **$451,250** Sold Date **11-Apr-25**

Distance **0.21km**



14/151 FITZROY STREET ST KILDA VIC 3182

1 1 1

Sold Price RS **$460,000** Sold Date **05-Jun-25**

Distance **0.94km**



27/87 ALMA ROAD ST KILDA EAST VIC 3183

1 1 1

Sold Price RS **$450,000** Sold Date **25-Sep-25**

Distance **0.57km**

RS = Recent sale **UN** = Undisclosed Sale

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