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	11/17 ROBE 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	St Kilda
Period-from	01 Oct 2024	to	30 Sep 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.

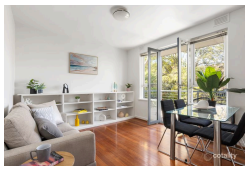
Address of comparable property	Price	Date of sale
6/2 ROBE STREET ST KILDA VIC 3182	$400,000	04-Jun-25
6/298 ST KILDA ROAD ST KILDA VIC 3182	$400,000	07-Apr-25
14/8 ST LEONARDS AVENUE ST KILDA VIC 3182	$430,000	26-Apr-25

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: 06 October 2025

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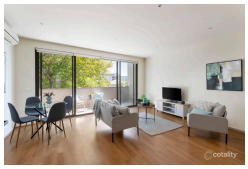


6/2 ROBE STREET ST KILDA VIC 3182

1 1 1

Sold Price **$400,000** Sold Date **04-Jun-25**

Distance **0.06km**



6/298 ST KILDA ROAD ST KILDA VIC 3182

1 1 1

Sold Price Sold Date **07-Apr-25**

Distance **0.76km**



14/8 ST LEONARDS AVENUE ST KILDA VIC 3182

1 1 1

Sold Price **$430,000** Sold Date **26-Apr-25**

Distance **0.15km**

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

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