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: 5/16 St Leonards Avenue, St Kilda Vic 3182

Indicative selling price

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

Range between: $420,000 & $460,000

Median sale price

Median price: $505,000 Property Type: Unit Suburb: St Kilda

Period - From: 01/10/2024 to: 30/09/2025 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	11/52 Fitzroy St ST KILDA 3182	$400,000	28/10/2025
2	6/109 Wellington St ST KILDA 3182	$465,000	24/10/2025
3	6/12 Acland St ST KILDA 3182	$495,000	14/10/2025

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: 10/11/2025 16:52

5/16 St Leonards Avenue, St Kilda Vic 3182

JellisCraig



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$420,000 - $460,000
Median Unit Price
Year ending September 2025: $505,000

Comparable Properties



11/52 Fitzroy St ST KILDA 3182 (REI)

1 1 1

Price: $400,000
Method: Private Sale
Date: 28/10/2025
Property Type: Apartment

Agent Comments



6/109 Wellington St ST KILDA 3182 (REI)

1 1 2

Price: $465,000
Method: Private Sale
Date: 24/10/2025
Property Type: Apartment

Agent Comments



6/12 Acland St ST KILDA 3182 (REI/VG)

1 1 1

Price: $495,000
Method: Private Sale
Date: 14/10/2025
Property Type: Apartment
Land Size: 61 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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