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	6/38 York Street, St Kilda West Vic 3182

Indicative selling price

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

Single price: $450,000

Median sale price

Median price: $530,000 | Property Type: Unit | Suburb: St Kilda West

Period - From: 01/07/2024 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.

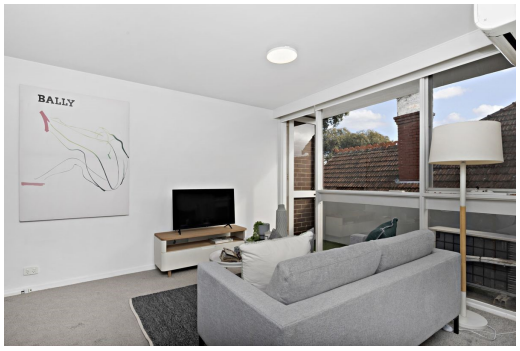
	Address of comparable property	Price	Date of sale
1	14/151 Fitzroy St ST KILDA 3182	$460,000	05/06/2025
2	1607/605 St Kilda Rd MELBOURNE 3004	$450,000	21/05/2025
3	9/7 Alfred Sq ST KILDA 3182	$450,000	19/05/2025

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: 05/09/2025 09:21

6/38 York Street, St Kilda West Vic 3182



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$450,000
Median Unit Price
Year ending June 2025: $530,000

Comparable Properties



14/151 Fitzroy St ST KILDA 3182 (REI)

1 1 1

Price: $460,000
Method: Private Sale
Date: 05/06/2025
Property Type: Apartment
Land Size: 82 sqm approx

Agent Comments



1607/605 St Kilda Rd MELBOURNE 3004 (REI/VG)

1 1 1

Price: $450,000
Method: Private Sale
Date: 21/05/2025
Property Type: Apartment

Agent Comments



9/7 Alfred Sq ST KILDA 3182 (REI/VG)

1 1 1

Price: $450,000
Method: Sold Before Auction
Date: 19/05/2025
Property Type: Unit

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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