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	3/86 PARK STREET ST KILDA WEST 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	$340,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$537,000	Property type	Unit	Suburb	St Kilda West
Period-from	01 Nov 2024	to	31 Oct 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
4/15 ACLAND STREET ST KILDA VIC 3182	$350,000	21-Aug-25
9/1 DALGETY STREET ST KILDA VIC 3182	$338,000	16-Jun-25
412/604 ST KILDA ROAD MELBOURNE VIC 3004	$343,750	18-Jun-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: 11 November 2025

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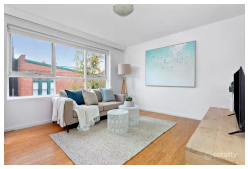
4/15 ACLAND STREET ST KILDA VIC 3182

1 1 1

Sold Price **$350,000** Sold Date **21-Aug-25**

Distance **0.81km**

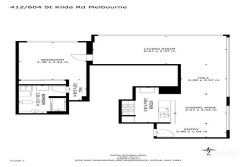


9/1 DALGETY STREET ST KILDA VIC 3182

1 1 1

Sold Price **$338,000** Sold Date **16-Jun-25**

Distance **0.92km**



412/604 ST KILDA ROAD MELBOURNE VIC 3004

1 1 1

Sold Price RS **$343,750** Sold Date **18-Jun-25**

Distance **1.1km**

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

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