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<br>Including suburb and postcode | 1204/101 St Kilda Road, St Kilda Vic 3182 |

## Indicative selling price

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

Range between $580,000 & $620,000

## Median sale price

Median price $522,000 Property Type Unit Suburb St Kilda

Period - From 01/06/2025 to 31/05/2026 Source Property Data

## 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 | 506/k6 High St WINDSOR 3181 | $621,500 | 24/04/2026 |
| 2 | 34/632 St Kilda Rd MELBOURNE 3004 | $615,000 | 23/04/2026 |
| 3 | 906/77 Queens Rd MELBOURNE 3004 | $615,000 | 23/04/2026 |

**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: 01/06/2026 12:46

# 1204/101 St Kilda Road, St Kilda Vic 3182



2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$580,000 - $620,000
**Median Unit Price**
01/06/2025 - 31/05/2026: $522,000

## Comparable Properties



**506/k6 High St WINDSOR 3181 (REI)**

2 2 1

**Price:** $621,500
**Method:** Private Sale
**Date:** 24/04/2026
**Property Type:** Apartment

Agent Comments



**34/632 St Kilda Rd MELBOURNE 3004 (REI/VG)**

2 2 1

**Price:** $615,000
**Method:** Private Sale
**Date:** 23/04/2026
**Property Type:** Apartment

Agent Comments



**906/77 Queens Rd MELBOURNE 3004 (REI/VG)**

2 2 1

**Price:** $615,000
**Method:** Private Sale
**Date:** 23/04/2026
**Property Type:** Apartment

Agent Comments

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

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