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	205/18 Grey Street, St Kilda Vic 3182

Indicative selling price

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

Range between $385,000 & $390,000

Median sale price

Median price $521,000 Property Type Unit Suburb St Kilda

Period - From 01/04/2025 to 31/03/2026 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	910/610 St Kilda Rd MELBOURNE 3004	$390,000	08/04/2026
2	4/157 Peel St WINDSOR 3181	$389,000	01/04/2026
3	112/603 St Kilda Rd MELBOURNE 3004	$410,000	24/02/2026

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: 13/04/2026 11:33

205/18 Grey Street, St Kilda Vic 3182



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$385,000 - $390,000
Median Unit Price
Year ending March 2026: $521,000

Comparable Properties



910/610 St Kilda Rd MELBOURNE 3004 (REI)

1 | 1 | 1

Price: $390,000
Method: Sold Before Auction
Date: 08/04/2026
Property Type: Apartment

Agent Comments



4/157 Peel St WINDSOR 3181 (REI)

1 | 1 | -

Price: $389,000
Method: Private Sale
Date: 01/04/2026
Property Type: Apartment

Agent Comments



112/603 St Kilda Rd MELBOURNE 3004 (REI/VG)

1 | 1 | -

Price: $410,000
Method: Private Sale
Date: 24/02/2026
Property Type: Apartment

Agent Comments

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

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