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	5/27 Robe Street, St Kilda Vic 3182

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $515,000 Property Type Unit Suburb St Kilda

Period - From 31/03/2025 to 30/03/2026 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	8/52 Hotham St ST KILDA EAST 3183	$428,000	13/12/2025
2	1202/594 St Kilda Rd MELBOURNE 3004	$420,000	07/10/2025
3	15/37 Hotham St ST KILDA EAST 3183	$410,000	30/09/2025

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: 31/03/2026 16:09

5/27 Robe Street, St Kilda Vic 3182



2 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
31/03/2025 - 30/03/2026: $515,000

Comparable Properties



8/52 Hotham St ST KILDA EAST 3183 (REI/VG)

2 1 1

Price: $428,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Apartment

Agent Comments



1202/594 St Kilda Rd MELBOURNE 3004 (REI/VG)

2 1 1

Price: $420,000
Method: Private Sale
Date: 07/10/2025
Property Type: Apartment

Agent Comments



15/37 Hotham St ST KILDA EAST 3183 (REI/VG)

2 1 1

Price: $410,000
Method: Private Sale
Date: 30/09/2025
Property Type: Unit

Agent Comments

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

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