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	22/82 GREY STREET ST KILDA 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	$252,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$490,000	Property type	Unit	Suburb	St Kilda
Period-from	01 Apr 2025	to	31 Mar 2026	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
4/82 GREY STREET ST KILDA VIC 3182	$244,000	13-May-25
6/82 GREY STREET ST KILDA VIC 3182	$219,500	20-Mar-25
3/82 GREY STREET ST KILDA VIC 3182	$210,000	26-Mar-26

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: 28 April 2026

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4/82 GREY STREET ST KILDA VIC 3182

1 1 1

Sold Price **$244,000** Sold Date **13-May-25**

Distance **0km**



6/82 GREY STREET ST KILDA VIC 3182

1 1 -

Sold Price **$219,500** Sold Date **20-Mar-25**

Distance **0km**



3/82 GREY STREET ST KILDA VIC 3182

1 1 1

Sold Price **$210,000** Sold Date **26-Mar-26**

Distance **0km**

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

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