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	8/400 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

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

Period - From 03/03/2025 to 02/03/2026 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.~~

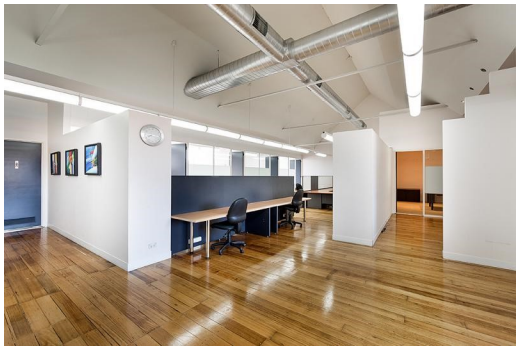
	Address of comparable property	Price	Date of sale
1	1a Duke St ST KILDA 3182	$1,300,000	25/02/2026
2			
3			

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: 03/03/2026 11:09

8/400 St Kilda Road, St Kilda Vic 3182



2 1 4

Property Type: Office

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median Unit Price
03/03/2025 - 02/03/2026: $515,000

Comparable Properties



1a Duke St ST KILDA 3182 (REI)

3 2 2

Price: $1,300,000
Method: Sold Before Auction
Date: 25/02/2026
Property Type: Apartment
Land Size: 251 sqm approx

Agent Comments

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.

Account - RT Edgar | P: 03 9826 1000

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