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	1/16 St Leonards Avenue, St Kilda Vic 3182

Indicative selling price

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

Single price $859,000

Median sale price

Median price $535,000 Property Type Unit Suburb St Kilda

Period - From 01/07/2025 to 30/06/2026 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	705/181 Fitzroy St ST KILDA 3182	$840,000	24/06/2026
2	202/35 Wellington St ST KILDA 3182	$830,000	27/04/2026
3	1101/181-185 St Kilda Rd ST KILDA 3182	$862,000	18/04/2026

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: 05/08/2026 13:15

1/16 St Leonards Avenue, St Kilda Vic 3182

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$859,000
Median Unit Price
Year ending June 2026: $535,000

Comparable Properties



705/181 Fitzroy St ST KILDA 3182 (REI/VG)

2 2 1

Price: $840,000
Method: Private Sale
Date: 24/06/2026
Property Type: Apartment

Agent Comments



202/35 Wellington St ST KILDA 3182 (REI)

2 2 2

Price: $830,000
Method: Private Sale
Date: 27/04/2026
Property Type: Apartment

Agent Comments



1101/181-185 St Kilda Rd ST KILDA 3182 (REI)

2 2 2

Price: $862,000
Method: Private Sale
Date: 18/04/2026
Property Type: Apartment

Agent Comments

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