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	213/181-185 St Kilda Road, St Kilda VIC 3182

Indicative selling price

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

Single price	$320,000

Median sale price

Median price	$504,000	Property Type	Unit	Suburb	St Kilda
Period - From	17/10/2024	to	16/04/2025	Source	core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
16/15 Cardigan Street St Kilda East VIC 3183	$325,000	04/04/2025
12/3 Balston Street Balaclava VIC 3183	$315,000	11/03/2025
704/181-185 St Kilda Road St Kilda VIC 3182	$322,000	20/01/2025

This Statement of Information was prepared on: 17/04/2025