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	40 Wellington Street, St Kilda Vic 3182

Indicative selling price

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

Single price $2,300,000

Median sale price

Median price $1,800,000 Property Type House Suburb St Kilda

Period - From 01/04/2025 to 30/06/2025 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	3 High St PRAHRAN 3181	$2,210,000	17/05/2025
2	94 Wellington St ST KILDA 3182	$2,375,000	05/04/2025
3	5 Alma Pl ST KILDA 3182	$2,330,000	18/03/2025

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: 01/09/2025 16:51

40 Wellington Street, St Kilda Vic 3182

JellisCraig

Sam Hobbs
386445500
0404 164 444
samhobbs@jelliscraig.com.au

Indicative Selling Price
$2,300,000
Median House Price
June quarter 2025: $1,800,000



4 2 0

Property Type: House

Agent Comments

Comparable Properties



3 High St PRAHRAN 3181 (REI/VG)

3 2 2

Price: $2,210,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House
Land Size: 367 sqm approx

Agent Comments



94 Wellington St ST KILDA 3182 (REI/VG)

4 2 2

Price: $2,375,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 188 sqm approx

Agent Comments



5 Alma Pl ST KILDA 3182 (REI/VG)

4 2 -

Price: $2,330,000
Method: Private Sale
Date: 18/03/2025
Property Type: House
Land Size: 421 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8644 5500

REIV THE DIFFERENCE

propertydata .com.au

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