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	610/181-185 St Kilda Road, St Kilda VIC 3182

Indicative selling price

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

Range between $340,000 & $360,000

Median sale price

Median price $516,500 Property Type Unit Suburb St Kilda

Period - From 29/07/2024 to 28/01/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
403/594 St Kilda Road Melbourne VIC 3004	$300,000	28/11/2024
223/163 Fitzroy Street St Kilda VIC 3182	$345,000	26/11/2024
606/181-185 St Kilda Road St Kilda VIC 3182	$337,000	14/11/2024

This Statement of Information was prepared on: 29/01/2025