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	202/3-5 St Kilda Road, St Kilda VIC 3182

Indicative selling price

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

Range between $395,000 & $430,000

Median sale price

Median price $1,270,000 Property Type Other Suburb St Kilda

Period - From 14/09/2024 to 12/03/2025 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
306/242 High Street Windsor VIC 3181	$395,000	11/03/2025
103/78 Inkerman Street St Kilda VIC 3182	$400,000	25/02/2025
7/48 Dalgety Street St Kilda VIC 3182	$405,000	17/02/2025

This Statement of Information was prepared on: 14/03/2025