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: 213/40-44 Pakington Street, St Kilda Vic 3182

Indicative selling price

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

Range between: $480,000 & $528,000

Median sale price

Median price: $520,000 Property Type: Unit Suburb: St Kilda

Period - From: 01/04/2024 to: 31/03/2025 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	5/170 St Kilda Rd ST KILDA 3182	$490,000	01/04/2025
2	301/200 St Kilda Rd ST KILDA 3182	$517,500	27/03/2025
3	15/81 Alma Rd ST KILDA 3182	$544,000	22/03/2025

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: 26/06/2025 12:26

213/40-44 Pakington Street, St Kilda Vic 3182

Oren Flamm
9533 0999
0407 750 438
oflamm@flarerealestate.com.au



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$480,000 - $528,000
Median Unit Price
Year ending March 2025: $520,000

Comparable Properties



5/170 St Kilda Rd ST KILDA 3182 (REI/VG)

2 1 1

Price: $490,000
Method: Private Sale
Date: 01/04/2025
Property Type: Apartment

Agent Comments



301/200 St Kilda Rd ST KILDA 3182 (REI/VG)

2 1 1

Price: $517,500
Method: Private Sale
Date: 27/03/2025
Property Type: Apartment

Agent Comments



15/81 Alma Rd ST KILDA 3182 (REI/VG)

2 1 1

Price: $544,000
Method: Private Sale
Date: 22/03/2025
Property Type: Apartment

Agent Comments

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