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	3/109 Wellington Street, St Kilda Vic 3182

Indicative selling price

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

Range between $420,000 & $449,000

Median sale price

Median price $503,000 Property Type Unit Suburb St Kilda

Period - From 09/09/2024 to 08/09/2025 Source Property Data

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	302/270 High St WINDSOR 3181	$425,000	28/08/2025
2	201/220 Commercial Rd PRAHRAN 3181	$440,000	27/08/2025
3	1/109 Wellington St ST KILDA 3182	$427,500	12/08/2025

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: 09/09/2025 10:46

3/109 Wellington Street, St Kilda Vic 3182

Mandy Engelhardt
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1 1 1

Rooms: 3
Property Type: Apartment
Land Size: Approx 61m2 sqm approx

Agent Comments

Indicative Selling Price
$420,000 - $449,000
Median Unit Price
09/09/2024 - 08/09/2025: $503,000

Comparable Properties



302/270 High St WINDSOR 3181 (REI)

1 1 1

Price: $425,000
Method: Sold Before Auction
Date: 28/08/2025
Property Type: Apartment

Agent Comments



201/220 Commercial Rd PRAHRAN 3181 (REI)

1 1 1

Price: $440,000
Method: Private Sale
Date: 27/08/2025
Property Type: Apartment

Agent Comments



1/109 Wellington St ST KILDA 3182 (REI)

1 1 1

Price: $427,500
Method: Sold Before Auction
Date: 12/08/2025
Property Type: Apartment

Agent Comments

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