

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

2304/3-5 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$415,000 & \$425,000

Median sale price

Median price \$545,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2026 to 31/03/2026 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	8/14 Crimea St ST KILDA 3182	\$425,000	14/04/2026
2	6/146 St Kilda Rd ST KILDA 3182	\$420,000	17/02/2026
3	6/146 St Kilda Rd ST KILDA 3182	\$420,000	17/02/2026

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:

23/04/2026 07:53



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$415,000 - \$425,000
Median Unit Price
March quarter 2026: \$545,000

Comparable Properties



8/14 Crimea St ST KILDA 3182 (REI)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 14/04/2026
Property Type: Apartment



6/146 St Kilda Rd ST KILDA 3182 (VG)

Agent Comments



Price: \$420,000
Method: Sale
Date: 17/02/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



6/146 St Kilda Rd ST KILDA 3182 (VG)

Agent Comments



Price: \$420,000
Method: Sale
Date: 17/02/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - Little Real Estate | P: 07 3037 0255