

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$385,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

### 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 6 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

1007/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$460,000	02-Feb-26
703/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$410,000	09-Feb-26
705/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$400,000	27-Mar-26

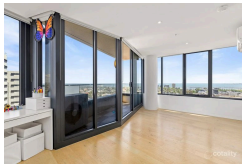
OR

**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 6 months.~~

This Statement of Information was prepared on: 09 June 2026



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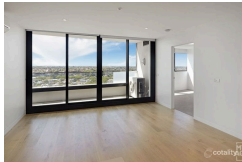


**1007/3-5 ST KILDA ROAD ST  
KILDA VIC 3182**

Sold Price **\$460,000** Sold Date **02-Feb-26**

1 1 1

Distance **0km**

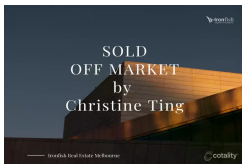


**703/3-5 ST KILDA ROAD ST KILDA  
VIC 3182**

Sold Price **\$410,000** Sold Date **09-Feb-26**

1 1 1

Distance **0km**



**705/3-5 ST KILDA ROAD ST KILDA  
VIC 3182**

Sold Price <sup>RS</sup> **\$400,000** Sold Date **27-Mar-26**

1 1 1

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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