

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

116/196 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Single price

\$375,000

Median sale price

Median price

\$512,000

Property Type

Unit

Suburb

St Kilda

Period - From

19/03/2025

to

18/03/2026

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	1003/3-5 St Kilda Rd ST KILDA 3182	\$360,000	06/01/2026
2	208/181 St Kilda Rd ST KILDA 3182	\$370,000	03/12/2025
3	208/181-185 St Kilda Rd ST KILDA 3182	\$370,000	03/12/2025

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:

19/03/2026 12:08



Property Type: Subdivided Flat -
Single OYO Flat

Agent Comments

Indicative Selling Price

\$375,000

Median Unit Price

19/03/2025 - 18/03/2026: \$512,000

Comparable Properties



1003/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 06/01/2026

Property Type: Apartment



208/181 St Kilda Rd ST KILDA 3182 (VG)

Agent Comments



Price: \$370,000

Method: Sale

Date: 03/12/2025

Property Type: Subdivided Flat - Single OYO Flat



208/181-185 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 03/12/2025

Rooms: 2

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372