

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

1204/101 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Range between

\$640,000

&

\$680,000

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	10/16-17 Marine Pde ST KILDA 3182	\$665,000	30/03/2026
2	22/17 Ellesmere Rd WINDSOR 3181	\$655,000	14/03/2026
3	1115/555 St Kilda Rd MELBOURNE 3004	\$640,000	10/03/2026

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:

14/04/2026 10:58



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$640,000 - \$680,000

Median Unit Price

March quarter 2026: \$545,000

Comparable Properties



10/16-17 Marine Pde ST KILDA 3182 (REI)

Agent Comments

2
 1
 -

Price: \$665,000

Method: Private Sale

Date: 30/03/2026

Property Type: Apartment



22/17 Ellesmere Rd WINDSOR 3181 (REI)

Agent Comments

2
 1
 1

Price: \$655,000

Method: Private Sale

Date: 14/03/2026

Property Type: Apartment



1115/555 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2
 2
 1

Price: \$640,000

Method: Private Sale

Date: 10/03/2026

Property Type: Apartment

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