

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1307/3-5 St Kilda Road, St Kilda, VIC 3182

Indicative selling price

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

Price Range

\$480,000

&

\$495,000

Median sale price

Median price

\$515,000

Property Type

Apartment

Suburb

St Kilda (3182)

Period - From

01/07/2025

to

30/06/2026

Source

REA

Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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
2106/3-5 ST KILDA ROAD, ST KILDA VIC 3182	\$480,000	21/04/2026
1504/83 QUEENS ROAD, MELBOURNE VIC 3004	\$492,500	25/06/2026
29/352 CANTERBURY ROAD, ST KILDA VIC 3182	\$480,000	28/04/2026

This Statement of Information was prepared on: 13/07/2026