

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

1404/3-5 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$390,000

&

\$429,000

Median sale price

Median price \$518,000

Property Type Unit

Suburb St Kilda

Period - From 15/06/2025

to

14/06/2026

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	403/3-5 St Kilda Rd ST KILDA 3182	\$396,000	11/06/2026
2	803/480 St Kilda Rd MELBOURNE 3004	\$415,000	27/05/2026
3	807/70 Queens Rd MELBOURNE 3004	\$414,200	11/05/2026

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:

15/06/2026 11:23



 1  1  1

Rooms: 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$390,000 - \$429,000

Median Unit Price

15/06/2025 - 14/06/2026: \$518,000

Comparable Properties



403/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

 1  1  1

Price: \$396,000

Method: Private Sale

Date: 11/06/2026

Property Type: Apartment



803/480 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

 1  1  1

Price: \$415,000

Method: Private Sale

Date: 27/05/2026

Property Type: Apartment



807/70 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

 1  1  1

Price: \$414,200

Method: Private Sale

Date: 11/05/2026

Property Type: Apartment

Account - Beck & Small Property Pty Ltd | P: 9592 4300