

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

1704/3-5 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$425,000 & \$460,000

Median sale price

Median price \$515,000 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	1007/3 St Kilda Rd ST KILDA 3182	\$460,000	02/02/2026
2	205/24 Crimea St ST KILDA 3182	\$455,000	18/12/2025
3	212/5 Alma Rd ST KILDA 3182	\$440,000	08/12/2025

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 15:28



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$425,000 - \$460,000

Median Unit Price

19/03/2025 - 18/03/2026: \$515,000

Comparable Properties

1007/3 St Kilda Rd ST KILDA 3182 (VG)

Agent Comments

 1
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Price: \$460,000

Method: Sale

Date: 02/02/2026

Property Type: Strata Unit/Flat



205/24 Crimea St ST KILDA 3182 (VG)

Agent Comments

 1
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Price: \$455,000

Method: Sale

Date: 18/12/2025

Property Type: Subdivided Flat - Single OYO Flat



212/5 Alma Rd ST KILDA 3182 (REI/VG)

Agent Comments

 1
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  1

Price: \$440,000

Method: Private Sale

Date: 08/12/2025

Property Type: Apartment

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