

# 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

207/196 St Kilda Road, St Kilda VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$335,000

### Median sale price

Median price

\$490,000

Property Type

Unit

Suburb

St Kilda

Period - From

24/12/2025

to

23/06/2026

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property           | Price     | Date of sale |
|------------------------------------------|-----------|--------------|
| 109/196 St Kilda Road St Kilda VIC 3182  | \$330,000 | 08/01/2026   |
| 208/163 Fitzroy Street St Kilda VIC 3182 | \$320,000 | 25/04/2026   |
| 106/196 St Kilda Road St Kilda VIC 3182  | \$325,000 | 22/02/2026   |

This Statement of Information was prepared on:

24/06/2026