

## 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

22/2A ROBE STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2025

to

28 Feb 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 6 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

11/19 MITFORD STREET ST KILDA VIC 3182	\$745,000	21-Oct-24
12/35 DICKENS STREET ELWOOD VIC 3184	\$707,000	06-Dec-24
10/22B CRIMEA STREET ST KILDA VIC 3182	\$680,000	22-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 31 March 2026

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**11/19 MITFORD STREET ST KILDA  
VIC 3182**

3 2 1

Sold Price **\$745,000** Sold Date **21-Oct-24**

Distance **0.83km**



**12/35 DICKENS STREET ELWOOD  
VIC 3184**

3 1 1

Sold Price **\$707,000** Sold Date **06-Dec-24**

Distance **1.07km**



**10/22B CRIMEA STREET ST KILDA  
VIC 3182**

3 1 1

Sold Price **\$680,000** Sold Date **22-Feb-25**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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