

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

2308/3-5 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$650,000 & \$680,000

Median sale price

Median price \$545,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2026 to 31/03/2026 Source REIV

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	1118/555 St Kilda Rd MELBOURNE 3004	\$690,000	14/01/2026
2	315/555 St Kilda Rd MELBOURNE 3004	\$670,000	17/12/2025
3	2408/3-5 St Kilda Rd ST KILDA 3182	\$655,000	15/12/2025

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: 15/04/2026 14:15



2
 2
 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$650,000 - \$680,000

Median Unit Price

March quarter 2026: \$545,000

Comparable Properties



1118/555 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2
 2
 1

Price: \$690,000

Method: Private Sale

Date: 14/01/2026

Property Type: Apartment



315/555 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2
 2
 1

Price: \$670,000

Method: Private Sale

Date: 17/12/2025

Property Type: Apartment



2408/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

2
 2
 1

Price: \$655,000

Method: Private Sale

Date: 15/12/2025

Property Type: Apartment

Account - VICPROP | P: 03 8888 1011