

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

301E/5 Greeves Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$610,000

&

\$650,000

Median sale price

Median price \$535,000

Property Type Unit

Suburb St Kilda

Period - From 01/07/2025

to 30/06/2026

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	403/3 Victoria St WINDSOR 3181	\$636,000	11/02/2026
2	105/270 High St WINDSOR 3181	\$645,000	22/12/2025
3	803/603 St Kilda Rd MELBOURNE 3004	\$640,000	12/12/2025

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:

26/08/2026 12:37



Property Type:
Divorce/Estate/Family Transfers
Land Size: 12317 sqm approx
Agent Comments

Indicative Selling Price
\$610,000 - \$650,000
Median Unit Price
Year ending June 2026: \$535,000

Comparable Properties



403/3 Victoria St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$636,000
Method: Private Sale
Date: 11/02/2026
Property Type: Apartment



105/270 High St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 22/12/2025
Property Type: Apartment



803/603 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 12/12/2025
Property Type: Apartment

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