

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

4/3 Herbert Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$445,000

&

\$489,500

Median sale price

Median price \$515,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2025

to

31/12/2025

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	1/22 Inkerman St ST KILDA 3182	\$455,000	19/03/2026
2	12/20 Orange Gr BALACLAVA 3183	\$450,000	28/02/2026
3	12/11 Herbert St ST KILDA 3182	\$475,000	20/02/2026

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:

02/04/2026 17:20



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$445,000 - \$489,500

Median Unit Price

Year ending December 2025: \$515,000

Comparable Properties



1/22 Inkerman St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$455,000

Method: Private Sale

Date: 19/03/2026

Property Type: Apartment



12/20 Orange Gr BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$450,000

Method: Private Sale

Date: 28/02/2026

Property Type: Apartment



12/11 Herbert St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$475,000

Method: Sold Before Auction

Date: 20/02/2026

Property Type: Apartment

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