

# 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

5/16-20 York Street, St Kilda West Vic 3182

### Indicative selling price

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

Range between \$850,000 & \$900,000

### Median sale price

Median price \$590,000

Property Type Unit

Suburb St Kilda West

Period - From 13/05/2024

to 12/05/2025

Source Property Data

### 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	5/86 Alma Rd ST KILDA 3182	\$915,000	12/04/2025
2	4/307 Richardson St MIDDLE PARK 3206	\$940,000	31/03/2025
3	2/11 Wimmera Pl ST KILDA 3182	\$870,000	27/03/2025

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:

13/05/2025 11:45

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**Property Type:** Strata Unit/Flat  
**Land Size:** 88 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$900,000  
**Median Unit Price**  
13/05/2024 - 12/05/2025: \$590,000

Comparable Properties



5/86 Alma Rd ST KILDA 3182 (REI)

Agent Comments

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**Price:** \$915,000  
**Method:** Auction Sale  
**Date:** 12/04/2025  
**Property Type:** Apartment



4/307 Richardson St MIDDLE PARK 3206 (REI/VG)

Agent Comments

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**Price:** \$940,000  
**Method:** Sold Before Auction  
**Date:** 31/03/2025  
**Property Type:** Apartment



2/11 Wimmera Pl ST KILDA 3182 (REI)

Agent Comments

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**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 27/03/2025  
**Property Type:** Apartment