

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

5/38 York Street, St Kilda West Vic 3182

Indicative selling price

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

Range between

\$380,000

&

\$418,000

Median sale price

Median price

\$524,500

Property Type

Unit

Suburb

St Kilda West

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	6/12 Kipling St ST KILDA 3182	\$380,000	20/02/2026
2	12/31 York St ST KILDA WEST 3182	\$410,000	17/11/2025
3	6/31 York St ST KILDA WEST 3182	\$380,000	27/10/2025

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:

19/03/2026 17:18

5/38 York Street, St Kilda West Vic 3182

JellisCraig



 1  1  1

Property Type: Apartment

Agent Comments

James Fitzpatrick

03 9810 5000

0439 467 040

jamesfitzpatrick@jellisrcraig.com.au

Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price

Year ending December 2025: \$524,500

Comparable Properties



6/12 Kipling St ST KILDA 3182 (REI)

Agent Comments

 1  1  1

Price: \$380,000

Method: Private Sale

Date: 20/02/2026

Property Type: Apartment



12/31 York St ST KILDA WEST 3182 (REI/VG)

Agent Comments

 1  1  1

Price: \$410,000

Method: Private Sale

Date: 17/11/2025

Property Type: Apartment



6/31 York St ST KILDA WEST 3182 (REI/VG)

Agent Comments

 1  1  1

Price: \$380,000

Method: Private Sale

Date: 27/10/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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