

# 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

5/68 Grey Street, St Kilda 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

\$270,000

&

\$290,000

### Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

St Kilda

Period - From

14/08/2025

to

13/08/2026

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 | 8/37 Hotham St ST KILDA EAST 3183 | \$305,000 | 30/07/2026   |
| 2 | 16/54 Balston St BALACLAVA 3183   | \$320,000 | 26/05/2026   |
| 3 | 4/50 Carlisle St ST KILDA 3182    | \$298,000 | 13/04/2026   |

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:

14/08/2026 12:24



**Property Type:** Flat

**Agent Comments**

**Indicative Selling Price**

\$270,000 - \$290,000

**Median Unit Price**

14/08/2025 - 13/08/2026: \$525,000

## Comparable Properties



**8/37 Hotham St ST KILDA EAST 3183 (REI)**

**Agent Comments**



**Price:** \$305,000

**Method:** Private Sale

**Date:** 30/07/2026

**Property Type:** Apartment



**16/54 Balston St BALACLAVA 3183 (REI/VG)**

**Agent Comments**



**Price:** \$320,000

**Method:** Private Sale

**Date:** 26/05/2026

**Property Type:** Apartment



**4/50 Carlisle St ST KILDA 3182 (REI/VG)**

**Agent Comments**



**Price:** \$298,000

**Method:** Private Sale

**Date:** 13/04/2026

**Property Type:** Apartment

**Account - Barry Plant** | P: 03 9874 3355