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	502/10 Martin Street, St Kilda Vic 3182

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $540,000 Property Type Unit Suburb St Kilda

Period - From 01/04/2026 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	3/17 Cowderoy St ST KILDA WEST 3182	$1,335,000	17/04/2026
2	46/350 Beaconsfield Pde ST KILDA WEST 3182	$1,300,000	14/04/2026
3	1a Duke St ST KILDA 3182	$1,300,000	25/02/2026

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: 05/08/2026 13:52

502/10 Martin Street, St Kilda Vic 3182

JellisCraig

Sam Hobbs
386445500
0404 164 444
samhobbs@jelliscraig.com.au

3 3 1

Property Type:
Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median Unit Price
June quarter 2026: $540,000

Comparable Properties

3/17 Cowderoy St ST KILDA WEST 3182 (REI/VG)

3 1 1

Price: $1,335,000
Method: Private Sale
Date: 17/04/2026
Property Type: Apartment

Agent Comments

46/350 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG)

3 2 1

Price: $1,300,000
Method: Private Sale
Date: 14/04/2026
Property Type: Apartment

Agent Comments

1a Duke St ST KILDA 3182 (REI)

3 2 2

Price: $1,300,000
Method: Sold Before Auction
Date: 25/02/2026
Property Type: Apartment
Land Size: 251 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8644 5500

REIV THE DIFFERENCE

propertydata.com.au

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