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	31/82 Park Street, St Kilda West Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Single price \$510,000

Median sale price

Median price \$552,500	Pro	operty Type Uni	t		Suburb	St Kilda West
Period - From 01/10/2024	to	30/09/2025	Sou	urce	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

Address of comparable property		Price	Date of sale
1	23/197 Canterbury Rd ST KILDA WEST 3182	\$505,000	10/09/2025
2	9d/12 Marine Pde ST KILDA 3182	\$500,000	17/06/2025
3	712/70 Queens Rd MELBOURNE 3004	\$510,000	06/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/10/2025 14:18









Property Type: Unit **Agent Comments**

Indicative Selling Price \$510,000 **Median Unit Price** 01/10/2024 - 30/09/2025: \$552,500

Comparable Properties



23/197 Canterbury Rd ST KILDA WEST 3182 (REI)

Price: \$505,000 Method: Private Sale Date: 10/09/2025

Property Type: Apartment

Agent Comments



9d/12 Marine Pde ST KILDA 3182 (REI/VG)





Agent Comments

Price: \$500,000 Method: Private Sale Date: 17/06/2025

Property Type: Apartment



712/70 Queens Rd MELBOURNE 3004 (REI/VG)

Price: \$510,000 Method: Private Sale Date: 06/05/2025

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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