

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

31/82 Park Street, St Kilda West Vic 3182

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

Property Type

Unit

Suburb

St Kilda West

Period - From

01/10/2024

to

30/09/2025

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	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 comparable properties 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



1 1 1

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)

Agent Comments

1 1 1

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



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

Agent Comments

1 1 1

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



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

Agent Comments

1 1 1

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