

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$440,000 & \$470,000

### Median sale price

Median price \$575,000 Property Type Unit Suburb St Kilda West

Period - From 12/02/2025 to 11/02/2026 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	6/1 Crimea St ST KILDA 3182	\$450,000	14/10/2025
2	15/206 Canterbury Rd ST KILDA WEST 3182	\$440,000	07/10/2025
3	6/38 York St ST KILDA WEST 3182	\$440,000	18/09/2025

**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:

12/02/2026 10:12



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$440,000 - \$470,000  
**Median Unit Price**  
 12/02/2025 - 11/02/2026: \$575,000

## Comparable Properties



**6/1 Crimea St ST KILDA 3182 (REI/VG)**

[Agent Comments](#)

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**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 14/10/2025  
**Property Type:** Apartment

**15/206 Canterbury Rd ST KILDA WEST 3182 (REI/VG)**

[Agent Comments](#)

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**Price:** \$440,000  
**Method:** Auction Sale  
**Date:** 07/10/2025  
**Property Type:** Apartment



**6/38 York St ST KILDA WEST 3182 (REI/VG)**

[Agent Comments](#)

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**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 18/09/2025  
**Property Type:** Apartment

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