

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

104/35 Wellington Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$515,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2025 to 31/12/2025 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	1005/74 Queens Rd MELBOURNE 3004	\$750,000	13/11/2025
2	204/55 Wellington St ST KILDA 3182	\$816,000	28/10/2025
3	201/55 Wellington St ST KILDA 3182	\$815,000	15/09/2025

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:

11/02/2026 16:49



Property Type: Apartment

Agent Comments

Comparable Properties



1005/74 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 13/11/2025

Property Type: Apartment



204/55 Wellington St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$816,000

Method: Private Sale

Date: 28/10/2025

Property Type: Apartment



201/55 Wellington St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$815,000

Method: Sold Before Auction

Date: 15/09/2025

Property Type: Apartment

Land Size: 505 sqm approx