

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

309/3-5 ST KILDA ROAD ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$610,000

&

\$629,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

504/10 PORTER STREET PRAHRAN VIC 3181	\$615,000	16-Sep-25
1116/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$600,000	09-Jan-26
108/43-45 THE AVENUE BALACLAVA VIC 3183	\$612,000	21-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 05 February 2026



504/10 PORTER STREET PRAHRAN VIC 3181 Sold Price **\$615,000** Sold Date **16-Sep-25**

 2  2  1

Distance **1.11km**



1116/555-563 ST KILDA ROAD MELBOURNE VIC 3004 Sold Price **\$600,000** Sold Date **09-Jan-26**

 2  2  1

Distance **1.3km**



108/43-45 THE AVENUE BALACLAVA VIC 3183 Sold Price **\$612,000** Sold Date **21-Dec-25**

 2  2  1

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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