

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

42/1 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$440,000

&

\$484,000

Median sale price

Median price \$545,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2026

to 31/03/2026

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	10/108 Park St ST KILDA WEST 3182	\$450,000	01/06/2026
2	12/12 Acland St ST KILDA 3182	\$500,000	26/05/2026
3	1c/635 St Kilda Rd MELBOURNE 3004	\$459,000	25/05/2026

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:

22/06/2026 10:24



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$440,000 - \$484,000

Median Unit Price

March quarter 2026: \$545,000

Comparable Properties



10/108 Park St ST KILDA WEST 3182 (REI)

Agent Comments

1 1 1

Price: \$450,000

Method: Private Sale

Date: 01/06/2026

Property Type: Apartment



12/12 Acland St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$500,000

Method: Private Sale

Date: 26/05/2026

Property Type: Apartment



1c/635 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 1

Price: \$459,000

Method: Private Sale

Date: 25/05/2026

Property Type: Apartment

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