

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

312/181-185 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

\$320,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,518,000

Property type

House

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

610/181-185 ST KILDA ROAD ST KILDA VIC 3182	\$349,000	22-Aug-25
5/37 GURNER STREET ST KILDA VIC 3182	\$325,000	15-Aug-25
1305/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$350,000	13-Aug-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: 03 February 2026



610/181-185 ST KILDA ROAD ST KILDA VIC 3182

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Sold Price **\$349,000** Sold Date **22-Aug-25**

Distance **0km**

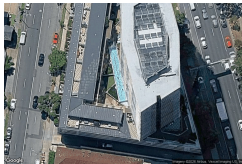


5/37 GURNER STREET ST KILDA VIC 3182

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Sold Price **\$325,000** Sold Date **15-Aug-25**

Distance **0.17km**



1305/3-5 ST KILDA ROAD ST KILDA VIC 3182

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Sold Price **\$350,000** Sold Date **13-Aug-25**

Distance **0.24km**

RS = Recent sale UN = Undisclosed Sale

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