

# 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

204/2 Princes Street, St Kilda 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

\$540,000

&

\$580,000

### Median sale price

Median price

\$512,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/12/2024

to

30/11/2025

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 | 304/109 Inkerman St ST KILDA 3182  | \$578,000 | 06/11/2025   |
| 2 | 38/632 St Kilda Rd MELBOURNE 3004  | \$600,000 | 08/09/2025   |
| 3 | 107/13 Wellington St ST KILDA 3182 | \$595,000 | 25/08/2025   |

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:

01/12/2025 16:02



2   2   1

**Property Type:** Subdivided Flat -  
Single OYO Flat  
**Agent Comments**

**Indicative Selling Price**  
\$540,000 - \$580,000  
**Median Unit Price**  
01/12/2024 - 30/11/2025: \$512,000

## Comparable Properties



**304/109 Inkerman St ST KILDA 3182 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$578,000  
**Method:** Sold Before Auction  
**Date:** 06/11/2025  
**Property Type:** Apartment



**38/632 St Kilda Rd MELBOURNE 3004 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 08/09/2025  
**Property Type:** Apartment



**107/13 Wellington St ST KILDA 3182 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 25/08/2025  
**Property Type:** Apartment