

## 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

Range between  &

#### Median sale price

Median price  Property Type  Suburb   
Period - From  to  Source

#### 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
1 307/539 St Kilda Rd MELBOURNE 3004	\$525,000	19/12/2025
2 204/181-185 St Kilda Rd ST KILDA 3182	\$545,000	04/11/2025
3 306A/33 Inkerman St ST KILDA 3182	\$550,000	27/10/2025

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:



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$520,000 - \$570,000

**Median Unit Price**

Year ending December 2025: \$515,000

## Comparable Properties



**307/539 St Kilda Rd MELBOURNE 3004 (REI)**



2



2



1

Agent Comments

**Price:** \$525,000

**Method:** Private Sale

**Date:** 19/12/2025

**Rooms:** 4

**Property Type:** Apartment



**204/181-185 St Kilda Rd ST KILDA 3182 (REI)**



2



2



1

Agent Comments

**Price:** \$545,000

**Method:** Sold Before Auction

**Date:** 04/11/2025

**Property Type:** Apartment



**306A/33 Inkerman St ST KILDA 3182 (REI/VG)**



2



2



1

Agent Comments

**Price:** \$550,000

**Method:** Private Sale

**Date:** 27/10/2025

**Property Type:** Apartment

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