

## 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 1507/3 Kilda Road, 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)

Price Range

\$460,000

&

\$485,000

### Median sale price

Median price

\$387,000

Property Type

Apartment

Suburb

St Kilda (3182)

Period - From

01/02/2025

to

01/01/2026

Source

REA

### Comparable property sales

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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
111/9 COMMERCIAL ROAD, MELBOURNE VIC 3004	\$465,000	18/10/2025
14/151 FITZROY STREET, ST KILDA VIC 3182	\$480,000	16/12/2025
502/105 HIGH STREET, PRAHRAN VIC 3181	\$470,000	01/07/2025

This Statement of Information was prepared on: 09/02/2026