

## 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

1601/6 ST 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$385,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$503,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2024

to

31 Jul 2025

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

202/2A HENRY STREET WINDSOR VIC 3181	\$395,000	20-May-25
101/2A HENRY STREET WINDSOR VIC 3181	\$400,000	28-Jul-25
509/13 WELLINGTON STREET ST KILDA VIC 3182	\$443,000	18-Jul-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: 13 August 2025



**202/2A HENRY STREET WINDSOR  
VIC 3181**

 1  1  1

Sold Price

**\$395,000**

Sold Date **20-May-25**

Distance **0.25km**



**101/2A HENRY STREET WINDSOR  
VIC 3181**

 1  1  1

Sold Price

<sup>RS</sup> **\$400,000**

Sold Date **28-Jul-25**

Distance **0.25km**



**509/13 WELLINGTON STREET ST  
KILDA VIC 3182**

 1  1  1

Sold Price

<sup>RS</sup> **\$443,000**

Sold Date **18-Jul-25**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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