

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 92 Pakington Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,760,000 Property Type House Suburb St Kilda

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	21 Green St WINDSOR 3181	\$1,690,000	12/02/2026
2	34 Oak Gr RIPPONLEA 3185	\$1,690,000	30/11/2025
3	37 Marriott St ST KILDA 3182	\$1,650,000	30/10/2025

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: 02/03/2026 10:24



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2025: \$1,760,000

Comparable Properties



21 Green St WINDSOR 3181 (REI)

Agent Comments

4 1 -

Price: \$1,690,000

Method: Private Sale

Date: 12/02/2026

Property Type: House

Land Size: 277 sqm approx



34 Oak Gr RIPPONLEA 3185 (REI)

Agent Comments

3 1 1

Price: \$1,690,000

Method: Auction Sale

Date: 30/11/2025

Property Type: House (Res)



37 Marriott St ST KILDA 3182 (REI/VG)

Agent Comments

3 1 -

Price: \$1,650,000

Method: Private Sale

Date: 30/10/2025

Property Type: House

Land Size: 235 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372