

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

55 ROBE STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,400,000

&

\$2,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,195,000

Property type

House

Suburb

St Kilda

Period-from

01 Sep 2024

to

31 Aug 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

18 PARK STREET ST KILDA WEST VIC 3182

\$2,550,000

26-May-25

139 CANTERBURY ROAD MIDDLE PARK VIC 3206

\$2,515,000

28-Aug-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: 29 September 2025

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**18 PARK STREET ST KILDA WEST
VIC 3182**

Sold Price

\$2,550,000

Sold Date

26-May-25

5



2



2

Distance

0.69km**139 CANTERBURY ROAD MIDDLE
PARK VIC 3206**

Sold Price

^{RS}**\$2,515,000**

Sold Date

28-Aug-25

3



1



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Distance

1.75km**RS** = Recent sale**UN** = Undisclosed Sale

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