

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

g07/2 Princes Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$510,000

&

\$550,000

Median sale price

Median price \$522,000

Property Type Unit

Suburb St Kilda

Period - From 03/06/2025

to

02/06/2026

Source Property Data

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	113/308 St Kilda Rd ST KILDA 3182	\$545,000	30/05/2026
2	105/539 St Kilda Rd MELBOURNE 3004	\$510,000	18/05/2026
3			

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:

03/06/2026 10:37



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$510,000 - \$550,000

Median Unit Price

03/06/2025 - 02/06/2026: \$522,000

Comparable Properties



113/308 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

 2
  2
  1

Price: \$545,000

Method: Auction Sale

Date: 30/05/2026

Property Type: Apartment



105/539 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

 2
  2
  1

Price: \$510,000

Method: Private Sale

Date: 18/05/2026

Property Type: Apartment

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.

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