

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

216/3-5 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price \$527,500 Property Type Unit Suburb St Kilda

Period - From 28/09/2025 to 27/09/2026 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	1610/3-5 St Kilda Rd ST KILDA 3182	\$665,000	10/09/2026
2	1401/3-5 St Kilda Rd ST KILDA 3182	\$810,000	25/06/2026
3	2111/3-5 St Kilda Rd ST KILDA 3182	\$840,000	30/04/2026

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:

28/09/2026 16:30



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$720,000 - \$780,000

Median Unit Price

28/09/2025 - 27/09/2026: \$527,500

Comparable Properties



1610/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

2
 1
 1

Price: \$665,000

Method: Private Sale

Date: 10/09/2026

Property Type: Apartment



1401/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

2
 2
 2

Price: \$810,000

Method: Private Sale

Date: 25/06/2026

Property Type: Apartment



2111/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

2
 2
 2

Price: \$840,000

Method: Private Sale

Date: 30/04/2026

Property Type: Apartment

Account - Barry Plant | P: 03 9874 3355