

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

16/92-94 GREY 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2025

to

31 Jan 2026

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

10/3 HERBERT STREET ST KILDA VIC 3182	\$346,000	19-Aug-25
18/32 FITZROY STREET ST KILDA VIC 3182	\$395,000	30-Sep-25
7/1 WOONSOCKET COURT ST KILDA VIC 3182	\$355,000	13-Nov-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 February 2026


**10/3 HERBERT STREET ST KILDA
VIC 3182**

 1
  1
  1

Sold Price

\$346,000

Sold Date

19-Aug-25

Distance

0.84km

**18/32 FITZROY STREET ST KILDA
VIC 3182**

 1
  1
  -

Sold Price

\$395,000

Sold Date

30-Sep-25

Distance

0.6km

**7/1 WOONSOCKET COURT ST
KILDA VIC 3182**

 1
  1
  1

Sold Price

\$355,000

Sold Date

13-Nov-25

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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