

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

\$325,000

&

\$339,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2025

to

31 Dec 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

4/79 ALMA ROAD ST KILDA VIC 3182	\$330,000	14-Nov-25
2/146 ST KILDA ROAD ST KILDA VIC 3182	\$395,000	09-Aug-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: 30 January 2026



4/79 ALMA ROAD ST KILDA VIC 3182

 1
  1
  -

Sold Price

\$330,000

Sold Date **14-Nov-25**

Distance **0.82km**



2/146 ST KILDA ROAD ST KILDA VIC 3182

 1
  1
  1

Sold Price

\$395,000

Sold Date **09-Aug-25**

Distance **0.44km**



7/1 WOONSOCKET COURT ST KILDA VIC 3182

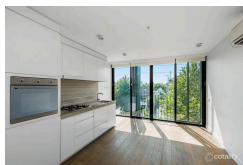
 1
  1
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Sold Price

\$355,000

Sold Date **13-Nov-25**

Distance **0.54km**



205/173-177 BARKLY STREET ST KILDA VIC 3182

 1
  1
  1

Sold Price

\$300,000

Sold Date **05-Aug-25**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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