

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

2/6 WEST BEACH ROAD ST KILDA WEST 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

\$525,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Oct 2024

to

30 Sep 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

5/193 FITZROY STREET ST KILDA VIC 3182	\$525,000	26-Aug-25
704/610 ST KILDA ROAD MELBOURNE VIC 3004	\$540,000	02-Oct-25
22/352 CANTERBURY ROAD ST KILDA VIC 3182	\$555,000	20-Sep-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 October 2025

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**5/193 FITZROY STREET ST KILDA
VIC 3182**

Sold Price

^{RS}

\$525,000

Sold Date

26-Aug-25

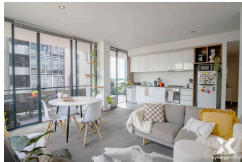
 2

 1

 1

Distance

0.58km



**704/610 ST KILDA ROAD
MELBOURNE VIC 3004**

Sold Price

^{RS}

\$540,000

Sold Date

02-Oct-25

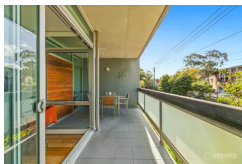
 2

 1

 1

Distance

0.95km



**22/352 CANTERBURY ROAD ST
KILDA VIC 3182**

Sold Price

^{RS}

\$555,000

Sold Date

20-Sep-25

 2

 1

 1

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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