

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

205/22-24 Pakington Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$545,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2026 to 31/03/2026 Source REIV

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	G05/22-24 Pakington St ST KILDA 3182	\$700,000	25/02/2026
2	115/181 Fitzroy St ST KILDA 3182	\$680,000	02/02/2026
3	2408/3-5 St Kilda Rd ST KILDA 3182	\$655,000	15/12/2025

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:

16/04/2026 08:19



2 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
March quarter 2026: \$545,000

Comparable Properties



G05/22-24 Pakington St ST KILDA 3182 (REI)

Agent Comments

2 2 1

Price: \$700,000
Method: Sold Before Auction
Date: 25/02/2026
Property Type: Apartment

115/181 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

2 2 1

Price: \$680,000
Method: Private Sale
Date: 02/02/2026
Property Type: Apartment



2408/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

2 2 1

Price: \$655,000
Method: Private Sale
Date: 15/12/2025
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000



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