

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

4/6 Nottage Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$615,000 Property Type Unit Suburb St Kilda East

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	215/138 Glen Eira Rd ELSTERNWICK 3185	\$645,000	07/05/2026
2	12/6 Lansdowne Rd ST KILDA EAST 3183	\$660,000	24/01/2026
3	105/157 Balaclava Rd CAULFIELD NORTH 3161	\$665,000	04/12/2025

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:

15/05/2026 15:59



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Property Type: Apartment

Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
March quarter 2026: \$615,000

Comparable Properties



215/138 Glen Eira Rd ELSTERNWICK 3185 (REI)

Agent Comments

 2  2  1

Price: \$645,000
Method: Private Sale
Date: 07/05/2026
Property Type: Apartment



12/6 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

 2  2  1

Price: \$660,000
Method: Private Sale
Date: 24/01/2026
Property Type: Apartment



105/157 Balaclava Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments

 2  2  1

Price: \$665,000
Method: Private Sale
Date: 04/12/2025
Property Type: Apartment

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889