

## 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

2/58 GREY STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$875,000

&

\$925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$507,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2025

to

31 Jul 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 3/32 BURNETT STREET ST KILDA VIC 3182   | \$900,000 | 11-Aug-26 |
| 6/28 DALGETY STREET ST KILDA VIC 3182   | \$910,000 | 16-Jun-26 |
| 21/628 ST KILDA ROAD MELBOURNE VIC 3004 | \$895,000 | 26-May-26 |

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: 25 August 2026



**3/32 BURNETT STREET ST KILDA  
VIC 3182**

 2  1  1

Sold Price

<sup>RS</sup> **\$900,000**

Sold Date

**11-Aug-26**

Distance

**0.17km**



**6/28 DALGETY STREET ST KILDA  
VIC 3182**

 2  1  1

Sold Price

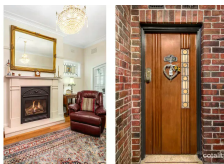
**\$910,000**

Sold Date

**16-Jun-26**

Distance

**0.22km**



**21/628 ST KILDA ROAD  
MELBOURNE VIC 3004**

 2  1  1

Sold Price

**\$895,000**

Sold Date

**26-May-26**

Distance

**0.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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