

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 10/325 Orrong Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$605,000 Property Type Unit Suburb St Kilda East

Period - From 01/04/2023 to 31/03/2024 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	19/350 Dandenong Rd ST KILDA EAST 3183	\$495,000	19/01/2024
2	5/12 Kipling St ST KILDA 3182	\$480,000	24/04/2024
3	2/134 Inkerman St ST KILDA 3182	\$450,000	08/04/2024

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: 18/06/2024 12:06



2 1 0

Rooms: 5
Property Type: Flat
Agent Comments

Indicative Selling Price
\$450,000 - \$490,000
Median Unit Price
Year ending March 2024: \$605,000

Comparable Properties



19/350 Dandenong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$495,000
Method: Private Sale
Date: 19/01/2024
Property Type: Apartment



5/12 Kipling St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$480,000
Method: Private Sale
Date: 24/04/2024
Property Type: Apartment



2/134 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$450,000
Method: Private Sale
Date: 08/04/2024
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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