

# 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

275 Orrong Road, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000 & \$2,500,000

### Median sale price

Median price \$1,492,500 Property Type House Suburb St Kilda East

Period - From 01/07/2022 to 30/06/2023 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	14 Powderham Rd CAULFIELD NORTH 3161	\$2,470,000	23/03/2023
2	2 Wimbledon Ct ST KILDA EAST 3183	\$2,265,000	18/06/2023
3	307 Orrong Rd ST KILDA EAST 3183	\$2,000,000	05/03/2023

**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:

18/07/2023 12:42



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$2,300,000 - \$2,500,000  
**Median House Price**  
Year ending June 2023: \$1,492,500

## Comparable Properties



**14 Powderham Rd CAULFIELD NORTH 3161 (REI/VG)** Agent Comments



**Price:** \$2,470,000  
**Method:** Sold Before Auction  
**Date:** 23/03/2023  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx



**2 Wimbledon Ct ST KILDA EAST 3183 (REI)** Agent Comments



**Price:** \$2,265,000  
**Method:** Auction Sale  
**Date:** 18/06/2023  
**Property Type:** House (Res)



**307 Orrong Rd ST KILDA EAST 3183 (REI/VG)** Agent Comments



**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 05/03/2023  
**Property Type:** House (Res)  
**Land Size:** 669 sqm approx

**Account - Kay & Burton** | P: 03 9820 1111 | F: 03 9820 0371