

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

3/345 Orrong Road, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$560,000

&

\$610,000

Median sale price

Median price

\$582,500

Property Type

Unit

Suburb

St Kilda East

Period - From

01/04/2026

to

30/06/2026

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	12/54 Hotham St ST KILDA EAST 3183	\$590,000	18/09/2026
2	7/22 Westbury St ST KILDA EAST 3183	\$620,000	17/08/2026
3	25/327 Orrong Rd ST KILDA EAST 3183	\$590,000	26/06/2026

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:

29/09/2026 11:33



Property Type:
Agent Comments

Indicative Selling Price
\$560,000 - \$610,000
Median Unit Price
June quarter 2026: \$582,500

Comparable Properties



12/54 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  1

Price: \$590,000
Method: Private Sale
Date: 18/09/2026
Property Type: Apartment



7/22 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  1

Price: \$620,000
Method: Private Sale
Date: 17/08/2026
Property Type: Apartment



25/327 Orrong Rd ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  1

Price: \$590,000
Method: Private Sale
Date: 26/06/2026
Property Type: Apartment