

# 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 4/325 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)

Single price  or range between \$460,000 & \$480,000

### Median sale price

Median price \$598,000 Property type Unit Suburb ST KILDA EAST  
Period - From 26/06/2023 to 25/06/2024 Source core\_logic

### Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	14/2 Armadale Street Armadale Vic 3143	\$460,000	2024-06-11
2	1/60 Chomley Street Prahran Vic 3181	\$480,000	2024-05-21
3	12/350 Dandenong Road St Kilda East Vic 3183	\$475,000	2024-03-12

This Statement of Information was prepared on: 26/06/2024

