

# 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

7/2a Ravens Grove, 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 \$490,000 & \$530,000

### Median sale price

Median price \$618,000 Property Type Unit Suburb St Kilda East

Period - From 01/04/2022 to 31/03/2023 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	2/24a Tennyson St ELWOOD 3184	\$549,000	18/03/2023
2	509/220 Commercial Rd PRAHRAN 3181	\$520,000	05/06/2023
3	11/44 Fitzroy St ST KILDA 3182	\$505,000	07/05/2023

**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:

10/07/2023 13:01

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**Property Type:** Subdivided Flat -  
Single OYO Flat

**Agent Comments**

**Indicative Selling Price**  
\$490,000 - \$530,000  
**Median Unit Price**  
Year ending March 2023: \$618,000

## Comparable Properties



2/24a Tennyson St ELWOOD 3184 (REI/VG)

**Agent Comments**

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**Price:** \$549,000  
**Method:** Auction Sale  
**Date:** 18/03/2023  
**Property Type:** Apartment



509/220 Commercial Rd PRAHRAN 3181 (REI)

**Agent Comments**

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**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 05/06/2023  
**Property Type:** Apartment



11/44 Fitzroy St ST KILDA 3182 (REI/VG)

**Agent Comments**

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**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 07/05/2023  
**Property Type:** Apartment

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