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	7/254 Dandenong Road, St Kilda East Vic 3183

Indicative selling price

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

Range between $200,000 & $210,000

Median sale price

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

Period - From 01/01/2025 to 31/03/2025 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.

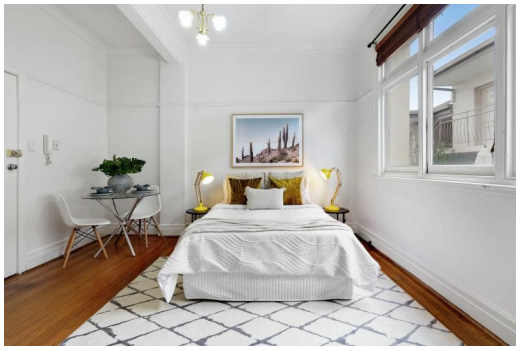
	Address of comparable property	Price	Date of sale
1	11/3 Dalgety St ST KILDA 3182	$230,000	12/12/2024
2	8/18 Orange Gr BALACLAVA 3183	$198,000	26/11/2024
3	2/38 Dalgety St ST KILDA 3182	$210,000	21/11/2024

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: 07/04/2025 12:41

7/254 Dandenong Road, St Kilda East Vic 3183



1 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$200,000 - $210,000
Median Unit Price
March quarter 2025: $605,000

Comparable Properties



11/3 Dalgety St ST KILDA 3182 (REI/VG)

1 1 1

Price: $230,000
Method: Private Sale
Date: 12/12/2024
Property Type: Apartment

Agent Comments



8/18 Orange Gr BALACLAVA 3183 (VG)

1 - -

Price: $198,000
Method: Sale
Date: 26/11/2024
Property Type: Strata Flat - Single OYO Flat

Agent Comments



2/38 Dalgety St ST KILDA 3182 (REI/VG)

1 1 -

Price: $210,000
Method: Private Sale
Date: 21/11/2024
Property Type: Studio Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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