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	31/252 Dandenong Road, St Kilda East VIC 3183

Indicative selling price

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

Range between $300,000 & $319,000

Median sale price

Median price $578,500 Property Type Unit Suburb St Kilda East

Period - From 29/12/2025 to 28/06/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
26/5-9 Fulton Street St Kilda East VIC 3183	$305,000	21/02/2026
8/8 Williams Road Prahran VIC 3181	$315,000	23/06/2026
11/250-252 Dandenong Road St Kilda East VIC 3183	$312,000	04/03/2026

This Statement of Information was prepared on: 29/06/2026