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	7/250 Dandenong Road, St Kilda East Vic 3183

Indicative selling price

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

Range between $290,000 & $310,000

Median sale price

Median price $580,000 Property Type Unit Suburb St Kilda East

Period - From 23/10/2023 to 22/10/2024 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	10/20 Loch Av ST KILDA EAST 3183	$300,000	14/10/2024
2	44/5-9 Fulton St ST KILDA EAST 3183	$310,000	07/08/2024
3	7/211 Hotham St ST KILDA EAST 3183	$295,000	24/07/2024

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: 23/10/2024 11:32

7/250 Dandenong Road, St Kilda East Vic 3183



1 1 1

Rooms: 2
Property Type: Flat

Agent Comments

Indicative Selling Price
$290,000 - $310,000
Median Unit Price
23/10/2023 - 22/10/2024: $580,000

Comparable Properties



10/20 Loch Av ST KILDA EAST 3183 (REI)

1 1 1

Price: $300,000
Method: Private Sale
Date: 14/10/2024
Property Type: Apartment

Agent Comments



44/5-9 Fulton St ST KILDA EAST 3183 (REI)

1 1 1

Price: $310,000
Method: Private Sale
Date: 07/08/2024
Property Type: Apartment

Agent Comments



7/211 Hotham St ST KILDA EAST 3183 (REI)

1 1 1

Price: $295,000
Method: Private Sale
Date: 24/07/2024
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000

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