Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address Including suburb and postcode | 20 Rockbrook Road, St Kilda East Vic 3183 |

## Indicative selling price

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

| | |
|---|---|
| Single price | $1,495,000 |

## Median sale price

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|---|---|---|---|---|---|
| Median price | $1,621,000 | Property type | House | Suburb | St Kilda East |
| Period - From | 01/10/2024 | to | 31/10/2024 | Source | REIV |

## Comparable property sales

**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 |
|---|---|---|
| 16 Rockbrook Rd ST KILDA EAST 3183 | $1,535,000 | 22/09/2024 |
| 2 Kalymna Gr ST KILDA EAST 3183 | $1,580,000 | 08/02/2025 |
| 3 Camden St BALACLAVA 3183 | $1,460,000 | 14/12/2024 |

This Statement of Information was prepared on: 24/02/2025