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	15 Holroyd Avenue St Kilda East 3183

Indicative selling price

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

Single price	$	or range between	$2,200,000	&	$2,400,000

Median sale price

Median price	$1,600,000	Property type	House	Suburb	St Kilda East
Period - From	01/01/2025	to	31/03/2025	Source	R.E.I.V

Comparable property sales

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
28 Carrington Grove, St Kilda East 3183	$2,390,000	19/12/2024
4 Sagamore Court, Caulfield North 3161	$2,215,000	16/03/2025
1 Dean Avenue, St Kilda East 3183	$2,332,500	02/03/2025

This Statement of Information was prepared on: 09/05/2025