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	2/5 Dean Avenue, St Kilda East VIC 3183

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $585,500 Property Type Unit Suburb St Kilda East

Period - From 15/10/2024 to 14/04/2025 Source pdol

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
2/6 Kinnoul Av, Caulfield North Vic	$1,580,000	11/12/2024
4/24 Tennis Gr, Caulfield North Vic	$1,615,000	01/12/2024
4/16 Bambra Rd, Caulfield North Vic	$1,660,000	10/04/2025

This Statement of Information was prepared on: 15/04/2025