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	202/7 Brighton Road, St Kilda VIC 3182

Indicative selling price

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

Range between $395,000 & $425,000

Median sale price

Median price $1,310,000 Property Type Other Suburb St Kilda

Period - From 07/11/2024 to 06/05/2025 Source core_logic

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
14/193 Brighton Road Elwood VIC 3184	$415,000	28/03/2025
23/6-8 Glen Eira Road Ripponlea VIC 3185	$420,000	24/04/2025
83/151 Fitzroy Street St Kilda VIC 3182	$425,000	13/11/2024

This Statement of Information was prepared on: 07/05/2025