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	341 Orrong Road, St Kilda East Vic 3183

Indicative selling price

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

Single price $1,690,000

Median sale price

Median price $1,870,000 Property Type House Suburb St Kilda East

Period - From 01/07/2025 to 30/09/2025 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	37 Marriott St ST KILDA 3182	$1,650,000	30/10/2025
2	6 King St ST KILDA EAST 3183	$1,600,000	26/10/2025
3	566 Orrong Rd ARMADALE 3143	$1,600,000	08/10/2025

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: 02/12/2025 16:24

341 Orrong Road, St Kilda East Vic 3183

MARSHALL WHITE



3 1 2

Property Type: House (Res)
Land Size: 378 sqm approx

Agent Comments

Indicative Selling Price
$1,690,000
Median House Price
September quarter 2025: $1,870,000

Comparable Properties



37 Marriott St ST KILDA 3182 (REI)

3 1 -

Price: $1,650,000
Method: Private Sale
Date: 30/10/2025
Property Type: House
Land Size: 235 sqm approx

Agent Comments



6 King St ST KILDA EAST 3183 (REI)

3 1 -

Price: $1,600,000
Method: Sold After Auction
Date: 26/10/2025
Property Type: House (Res)

Agent Comments



566 Orrong Rd ARMADALE 3143 (REI/VG)

3 1 -

Price: $1,600,000
Method: Private Sale
Date: 08/10/2025
Property Type: House (Res)
Land Size: 267 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

REIV THE DIFFERENCE

propertydata .com.au

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