Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	1/343 ORRONG ROAD, ST KILDA EAST, VIC 3183

Indicative selling price

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

Price Range:	$1,000,000 to $1,100,000

Median sale price

Median price	$1,703,250	Property type	House	Suburb	ST KILDA EAST
Period	01 January 2025 to 31 March 2025	Source	pricefinder		

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
33 NELSON ST, BALACLAVA, VIC 3183	$1,260,000	14/06/2025
22 BLANCHE ST, ELSTERNWICK, VIC 3185	$1,220,000	27/05/2025
20 KING ST, ST KILDA EAST, VIC 3183	$1,220,000	24/03/2025

This Statement of Information was prepared on: 23/06/2025