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<br>Including suburb and postcode | 2/4 Ardoch Avenue, St Kilda East Vic 3183 |

## Indicative selling price

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

Range between $1,200,000 & $1,300,000

## Median sale price

Median price $550,000 Property Type Unit 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 | 1/17-19 Milton St ELWOOD 3184 | $1,235,000 | 18/10/2025 |
| 2 | 1/4 Tennyson St ST KILDA 3182 | $1,275,000 | 30/08/2025 |
| 3 | 5/300 High St WINDSOR 3181 | $1,272,000 | 19/07/2025 |

**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: 06/11/2025 10:03

# 2/4 Ardoch Avenue, St Kilda East Vic 3183

Walter Summons
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3 2 3

**Property Type:** Apartment
**Land Size:** 168sqm sqm approx

Agent Comments

**Indicative Selling Price**
$1,200,000 - $1,300,000
**Median Unit Price**
September quarter 2025: $550,000

## Comparable Properties



**1/17-19 Milton St ELWOOD 3184 (REI)**

3 1 1

**Price:** $1,235,000
**Method:** Auction Sale
**Date:** 18/10/2025
**Property Type:** Apartment

Agent Comments



**1/4 Tennyson St ST KILDA 3182 (REI)**

3 2 1

**Price:** $1,275,000
**Method:** Auction Sale
**Date:** 30/08/2025
**Property Type:** Apartment

Agent Comments



**5/300 High St WINDSOR 3181 (REI/VG)**

3 2 2

**Price:** $1,272,000
**Method:** Auction Sale
**Date:** 19/07/2025
**Property Type:** Apartment

Agent Comments



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