

# 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

2/1 Ardoch Avenue, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$574,500

Property Type

Unit

Suburb

St Kilda East

Period - From

01/01/2024

to

31/12/2024

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	18/24-26 Springfield Av TOORAK 3142	\$1,030,000	19/02/2025
2	5 Normanby St WINDSOR 3181	\$1,075,000	14/12/2024
3	49 Carrington Gr ST KILDA EAST 3183	\$1,054,000	07/12/2024

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:

31/03/2025 13:09



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Unit Price**

Year ending December 2024: \$574,500

## Comparable Properties



**18/24-26 Springfield Av TOORAK 3142 (REI)**

Agent Comments



**Price:** \$1,030,000

**Method:** Sold Before Auction

**Date:** 19/02/2025

**Property Type:** Unit



**5 Normanby St WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$1,075,000

**Method:** Private Sale

**Date:** 14/12/2024

**Property Type:** House



**49 Carrington Gr ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$1,054,000

**Method:** Auction Sale

**Date:** 07/12/2024

**Property Type:** House (Res)

**Land Size:** 301 sqm approx

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