

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 2/297 Orrong Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$592,000 Property Type Unit Suburb St Kilda East

Period - From 01/10/2023 to 30/09/2024 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	4/312a Orrong Rd CAULFIELD NORTH 3161	\$881,500	23/10/2024
2	5/212 Alma Rd ST KILDA EAST 3183	\$750,000	06/10/2024
3	11/380 Inkerman St ST KILDA EAST 3183	\$745,000	06/08/2024

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.~~

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3 1 1

Property Type: Apartment

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending September 2024: \$592,000

Comparable Properties



4/312a Orrong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

3 1 1

Price: \$881,500

Method: Sold Before Auction

Date: 23/10/2024

Property Type: Apartment



5/212 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

3 2 1

Price: \$750,000

Method: Private Sale

Date: 06/10/2024

Property Type: Apartment



11/380 Inkerman St ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 2 1

Price: \$745,000

Method: Private Sale

Date: 06/08/2024

Property Type: Apartment

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