

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 20 Rockbrook Road, St Kilda East Vic 3183

## Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

## Median sale price

Median price \$1,621,000 Property type House Suburb St Kilda East

Period - From 01/10/2024 to 31/10/2024 Source REIV

## Comparable property sales

**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 |
|------------------------------------|-------------|--------------|
| 16 Rockbrook Rd ST KILDA EAST 3183 | \$1,535,000 | 22/09/2024   |
| 26 Elizabeth St ELSTERNWICK 3185   | \$1,660,000 | 13/10/2024   |
| 13 Meredith St ELWOOD 3184         | \$1,610,000 | 18/09/2024   |

This Statement of Information was prepared on: 20/01/2025