

# 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 15/327 Orrong 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 \$400,000 & \$440,000

## Median sale price

Median price \$597,000 Property type Unit Suburb St Kilda East

Period - From 01/07/2023 to 30/06/2024 Source REIV

## 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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 8/8 Marriott St ST KILDA 3182	\$490,000	23/07/2024
2. 9/5 Lansdowne Rd ST KILDA EAST 3183	\$485,000	26/06/2024
3. 17/350 Dandenong Rd ST KILDA EAST 3183	\$450,000	19/06/2024

This Statement of Information was prepared on: 30/07/2024